



## Development & Facilities Services

298 E. Depot Street, Ste 100 | Mocksville, NC 27028 | 336.753.6050 | f 336.751.7689

[DavieCountyNC.gov](http://DavieCountyNC.gov)



### Board of Adjustment Davie County

#### Agenda: Regular Meeting January 19, 2021

Location: 123 S Main Street. Commissioners  
meeting room

3:00 p.m.

A) Call to Order

B) Adopt Agenda

C) Approval of Minutes from November 17, 2020

D) Tonya Lowe has applied for a **Special Use Permit for a riding stables** in the Residential-20 (R-20) and the Residential Agricultural (R-A) zoning district pursuant to §155.125 of the Davie County Zoning Ordinance. The subject property is located at 4257 NC HWY 801 N, Mocksville, NC 27028 and is further described as a 4.75 acres parcel of the Davie County Tax Map B300000074.

E) Old or New Business

F) Adjourn

**Minutes of the  
Davie County Board of Adjustment  
November 17, 2020  
Regular Meeting**

**I. CALL TO ORDER**

| Attendee Name | Title            | Status  |
|---------------|------------------|---------|
| Diane Foster  | Board Member     | Present |
| Tim Hendrix   | Board Member     | Present |
| Marty Carter  | Board Member     | Present |
| Robert Crews  | Alternate Member | Present |
| Barbara Owens | Alternate Member | Present |
| Wayne Webb    | Chairman         | Present |
| Eddie Leagans | Board Member     | Present |

Others attending: Dan Womble, Board attorney & Amy Flyte, Senior Planner

**II. ADOPT AGENDA**

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Eddie Leagans  
**SECONDER:** Marty Carter  
**AYES:** Foster, Hendrix, Carter, Webb, Leagans  
**EXCUSED:** Crews, Owens

**III. APPROVAL OF MINUTES**

**RESULT:** ACCEPTED [UNANIMOUS]  
**MOVER:** Tim Hendrix  
**SECONDER:** Eddie Leagans  
**AYES:** Foster, Hendrix, Carter, Webb, Leagans  
**EXCUSED:** Crews, Owens

**IV. ITEMS BEFORE THE BOARD--VARIANCE REQUEST**

**Advance Country Store owner Jeff Jones** has applied for a **Variance** to the front yard setbacks in the Highway Business (H-B) zoning district pursuant to §155.145 (B) of the Davie County Zoning Ordinance. The subject property is located at 1878 NC HWY 801 S, Advance, NC 27006 and is further described as a 3.89 acres parcel of the Davie County Tax Map G800000023.

Amy Flyte is sworn in and introduced the request.

The Board asked questions of Mrs. Flyte.

Chairman Webb opened the public hearing and invited anyone in favor to speak on the matter.

1. Jeff Jones, the applicant, was sworn in and spoke in favor of the request. He answered Board questions about the history and use of the site.

Chairman Webb invited anyone in opposition to speak on the matter.

There was none.

Chairman Webb closed the public hearing.

Chairman Webb read the required findings for granting a variance.

Diane Foster made a motion to approve

1. That there are special circumstances or conditions affecting said property such that the strict application of the provisions of this Ordinance would cause an unnecessary hardship;
2. That the circumstances giving rise to the need for the variance are peculiar to the parcel and are not generally characteristic of other parcels in the jurisdiction of this Ordinance;
3. That the hardship suffered is not a result of the applicants or property owners own actions; and
4. That the granting of the variance will be consistent with the spirit, purpose, and intent of the Ordinance, such that the public safety is secured and substantial justice is achieved.

|                  |                                        |
|------------------|----------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>            |
| <b>MOVER:</b>    | Diane Foster                           |
| <b>SECONDER:</b> | Marty Carter                           |
| <b>AYES:</b>     | Foster, Hendrix, Carter, Webb, Leagans |
| <b>EXCUSED:</b>  | Crews, Owens                           |

#### **V. OLD OR NEW BUSINESS**

Chairman Webb opened discussion on the standard meeting time for the Board and proposed changing the meeting time from 6pm to 3pm on the third Tuesday of each month.

The Board and their attorney held discussion on the topic and options for called meetings.

|                  |                                              |
|------------------|----------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED 3pm meeting time [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Marty Carter                                 |
| <b>SECONDER:</b> | Tim Hendrix                                  |
| <b>AYES:</b>     | Foster, Hendrix, Carter, Webb, Leagans       |
| <b>EXCUSED:</b>  | Crews, Owens                                 |

#### **VI. ADJOURN**

|                  |                                        |
|------------------|----------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>            |
| <b>MOVER:</b>    | Tim Hendrix                            |
| <b>SECONDER:</b> | Eddie Leagans                          |
| <b>AYES:</b>     | Foster, Hendrix, Carter, Webb, Leagans |
| <b>EXCUSED:</b>  | Crews, Owens                           |



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Attachment: DC\_BOA\_Packet\_20210119 (SUP 2021-01 Lowe Riding Stable)

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Diane Foster made a motion to approve

1. That there are special circumstances or conditions affecting said property such that the strict application of the provisions of this Ordinance would cause an unnecessary hardship;
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| <b>MOVER:</b>    | Diane Foster                           |
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| <b>EXCUSED:</b>  | Crews, Owens                           |



# DAVIE COUNTY DEVELOPMENT SERVICES

298 E Depot Street Mocksville, NC 27028  
PH:(336)753-6050 FAX:(336)751-7689

January 19, 2020

## Special Use Request

|                                              |                                                                                                                             |                            |      |
|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|----------------------------|------|
| <b>Applicants:</b>                           | Tonya Lowe                                                                                                                  |                            |      |
| <b>Address:</b>                              | 4257 NC HWY 801 N.                                                                                                          |                            |      |
| <b>Description and Location of Property:</b> | A portion of a 4.75-acre tract owned by Tonya Lowe at the corner of NC HWY 801 N and Ponderosa Rd in Northern Davie County. |                            |      |
| <b>Tax Map / Parcel</b>                      | B300000074                                                                                                                  | <b>Watershed District:</b> | None |
| <b>Public Water:</b>                         | Yes                                                                                                                         | <b>Public Sewer:</b>       | No   |
| <b>Current Zoning:</b>                       | Residential-Agricultural (R-A) & Residential 20 (R-20)                                                                      |                            |      |
| <b>Current zoning in area:</b>               | Residential-Agricultural (R-A), Residential 20 (R-20)                                                                       |                            |      |
| <b>Intended use of the property:</b>         | <b>Riding Stables</b>                                                                                                       |                            |      |
| <b>Existing Land Uses in the area:</b>       | Surrounding properties consist of agricultural uses, open lands, residential homes                                          |                            |      |
| <b>Environmental concerns:</b>               | N/A                                                                                                                         |                            |      |

### Summary:

Tonya Lowe has filed an application requesting a Special Use Permit to construct a Riding Stable to have local horse shows on a portion of her 4.75 tract of land. The Davie County Zoning Ordinance §155.125 allows such a use with the issuance of a Special Use Permit granted by the Board of Adjustment.

As a special use permit request, the Board of Adjustment may place reasonable conditions on the use related to expected impacts to adjacent or nearby properties.

The Board of Adjustment, in order to grant a permit, must find that:

1. The use as proposed **will not** adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use;
2. The use as proposed **will not** be detrimental to the public welfare or injurious to property or public improvements in the neighborhood of the proposed use;
3. The use **will not** substantially injure the value of adjoining or abutting property; and,
4. The use meets all required conditions and specifications.

### DRAFT FINDINGS OF FACT

1. The existing use is a tract of land 4.75 acres in size, located at the intersection of NC HWY 801 N and Ponderosa Road and is presently zoned Residential-Agricultural & Residential-20, located in northern Davie County in an area comprised generally of single-family housing and open/agricultural lands.
2. The property is presently occupied by a single family dwelling.
3. A complete application for a Special Use Permit request was submitted by Tonya Lowe on November 13, 2020. A duly noticed and advertised public hearing was conducted by the Board of Adjustment on January 19, 2021. All parties were given notice of the hearing and the opportunity to offer evidence and testimony related to the proposed Special Use Permit.
4. The property is presently owned by Tonya Lowe.
5. The property was purchased by Ms. Lowe on September 30, 2015.
6. The property is served by public water and a private septic system.

7. Riding Stables in the R-A and R-20 zoning district are allowed with the approval of a Special Use Permit.
8. The property is classified as Rural-Residential by the County's Comprehensive Land Use Plan. The Rural-Residential classification is described in the County's Comprehensive Land Use Plan as "rural activities including farming, rural commercial business, and limited residential development to preserve the rural character of the County. Not intended for intense urban or suburban development, including major residential subdivisions.
9. The property is classified as a Rural Growth Area on the Growth Strategy Map within the County's Comprehensive Land Use Plan. The Rural Growth Area is described as "this specialized area is characterized by traditional agricultural operations, pasture land, forestry, and open space scattered non-farm residences on large tracts of land. Rural scenic vistas are a natural part of the landscape. There is normally an abundance of large, undeveloped tracts not experiencing significant residential development encroachment or pressure. There are natural, scenic, historic, or other heritage assets that contribute to the special characteristics of the area that might require special conservation and management. Land use changes should protect the rural character and discourage premature public infrastructure demands by sustaining groundwater recharge capacity.
10. If the specified conditions addressed in the special use permit are violated, the permit shall be revoked and the use will no longer be allowed. Only by reapplying to the Board of Adjustment for another special use permit and receiving their approval can the use be again permitted
11. The development of the property shall proceed in conformity with all plans and design features submitted as part of the Special Use Permit application and kept on file by the Davie County Development Services Department.
12. That the Special Use will/will not materially endanger the public health or safety, if located where proposed and developed according to the plan as proposed;
13. The use meets/does not meet all required conditions and specifications.
14. That the Special Use will/will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and
15. The Special Use will be/will not be in harmony with the area in which it is to be located and will be in general conformity with the plan of development of the county.
16. The proposed use/project will be/will not be consistent with the Davie County Land Development Plan and/or other adopted plans and policies.

### Staff Recommendation

If the Board of Adjustment finds that the riding stables as proposed meets the spirit, intent, and purposes of the Zoning Ordinance(which are "to promote the public health, safety, morals, and general welfare of the county; promote the orderly development of the area; lessen congestion on the roads and streets; secure safety from fire, panic, and other dangers; provide adequate light and air; prevent the overcrowding of land; avoid undue concentration of population; and facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements"), Staff would recommend the following conditions(as well as any other conditions found necessary by the Board to meet the standards of the ordinance):

**Zoning Map**



Attachment: DC\_BOA\_Packet\_20210119 (SUP 2021-01 Lowe Riding Stable)

### Aerial Map



Attachment: DC\_BOA\_Packet\_20210119 (SUP 2021-01 Lowe Riding Stable)

## Fees required

Please refer to the Zoning Fees Schedule on the website for the current fee structure for Davie County. Fees for a Special Use Permit are under the subheading Zoning Reviews. All checks must be paid to the order of Davie County.

## How will the public be notified of a Special Use Permit Application?

The public will be notified in three ways. First, a sign will be posted on the property requesting the Special Use Permit. Second, a notice being sent to all property owners located within 500 feet of the property lines of the property requesting the Special Use Permit. Thirdly, a notice being published in the *Davie County Enterprise* within one week of the hearing will notify the public.

## When can I expect to have my Special Use Permit Application heard?

The Board of Adjustment meets the third Monday of each month. A completed application must be submitted 30 days prior to these scheduled meetings.

## Project Overview Statement

On the following lines, please give a synopsis or overview of the project, including information relevant to use, density, lot, layout, housing type, planned amenities, and similar information. Please attach any supporting documentation to your application.

- Local horse shows - approx. 16 per calendar year
- Avg. 15-35 exhibitors per show
- Hunter-Jumper Show Series (photo attached)
- Open Show Series (photo attached)
- Site Plan (attached) - illustrates the portion of the property at issue in this request. The address of the entire parcel is 4257 Hwy 801 N Mocksville, NC 27028.
- Affidavits of experts (attached) - see Market Analysis included within the affidavit of Vicki Kuhn. (Expert affidavits - ① Kuhn and ② Crahan)
- Affidavit of Woodward (adjoining property owner) (attached)
- Letters of support to be provided by community members
- Photos (attached). Additional photos may be provided.
- Maps (attached)
- Aerial photo (attached)
- Letter of support - Humane Society of Davie County (attached)

Davie County Special Use Permit Application

SUP No. # \_\_\_\_\_

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

A. Request Type☒ Special Use Permit☐ Special Use Permit Amendment (SUP #)

Note: All applicants are strongly urged to have a Pre-Application Conference with the Davie County Development Services Department staff.

B. Applicant/Owner Representative InformationApplicant

|            |                                        |
|------------|----------------------------------------|
| Name:      | Tanya Lowe                             |
| Address:   | 4257 Hwy 801 N<br>Mocksville, NC 27028 |
| Phone (w): | ( ) - See below for                    |
| Fax:       | ( ) - attorney's contact               |
| Email:     | information                            |

Property Owner (if different)

|            |     |
|------------|-----|
| Name:      |     |
| Address:   |     |
| Phone (w): | ( ) |
| Fax:       | ( ) |
| Email:     |     |

Will an attorney ✓, engineer, or represent the applicant and/or

|                           |                                          |         |
|---------------------------|------------------------------------------|---------|
| Professional Affiliation: | property owner in this matter?           | realtor |
| Name:                     | The Bomar Law Firm, PLLC                 |         |
| Address:                  | 148 W. Water St.<br>Mocksville, NC 27028 |         |
| Phone (w)                 | (336) 793-4371                           |         |
| Fax:                      | (336) 793-4377                           |         |
| Email:                    | cbomar@bomarfirm.com                     |         |

**C. Request Information**

1. Present Zoning Classification(s):  
The majority is zoned R20. A portion is Zoned RA.
2. Describe the existing use of this property:  
Residential
3. Describe the requested Special Use Permit uses/activities:  
Horse Shows - see further description under Project Overview Statement (on pg. 3 of 9). Additionally, applicant seeks to partner with local non-profits to jointly raise funds for the humane treatment of animals in the community.

**Note:** The applicant/owner must complete the attached Special Use Permit Checklist. The Davie County Development Services staff will prepare a formal permit with the concurrence of the applicant/owner.

**D. Property Identification, Location and Site Information**

- |                      |                           |                   |                            |                     |                   |
|----------------------|---------------------------|-------------------|----------------------------|---------------------|-------------------|
| 1. <u>Tax Map(s)</u> | <u>Tax Block(s)</u>       | <u>Tax Lot(s)</u> | <u>Tax Map(s)</u>          | <u>Tax Block(s)</u> | <u>Tax Lot(s)</u> |
|                      | <u>Parcel B 300000074</u> |                   | <u>- see attached Deed</u> |                     |                   |
| _____                | _____                     | _____             | _____                      | _____               | _____             |
| _____                | _____                     | _____             | _____                      | _____               | _____             |
| _____                | _____                     | _____             | _____                      | _____               | _____             |

A copy of the most recent record deed(s) and tax map identifying the above noted tax lots must accompany this application, or the application will be considered incomplete and will be returned.

2. ☐ This Special Use Permit request includes entire parcel and/or recorded platted lots.
3. ☒ This Special Use Permit request includes a portion(s) of an existing parcel(s). A written legal description along with a map identifying that portion of the parcel(s) is attached.

**E. Geographic location & address of site :**

4257 Hwy 801 N. Mocksville, NC 27028  
see attached site plan  
see attached deed  
see attached maps

**F. Total acreage (square footage if less than one acre) of the subject property:**4.45 ± ac -  
*See attached site plan***G. Square footage of building an/or portion of a building of the Special Use Permit**request: none - A 120 sq-ft. portable shed is proposed for use as needed (ie. g. )

(A site plan identifying the building(s) or portion of the building in which the uses will be located is required to be attached.)

*see attached site plan***H. Supplemental Information**

1. The Special Use Permit must meet applicable requirements of the Davie County Development Ordinance and the Board of Adjustment must make findings in order for the request to be approved.
2. The County of Davie does not produce a verbatim transcript of the hearing proceedings. If a verbatim transcript is required, the applicant or party requesting said transcript shall be responsible for arranging, producing and payment of all expenses for the production of said transcript. The applicant shall in no manner be responsible for providing the County of Davie a verbatim transcript of public hearings. Signing this application indicates the applicant's understanding and acceptance of this policy.
3. Application Withdrawal:
  - a) This application may only be withdrawn by written request from the applicant or property owner. If such request is received prior to submission of the public hearing notice to the newspaper, filing fees may be refunded. Filing fees will not be refunded after submission of the public hearing notice to the hearing.
  - b) After submission of the public hearing notice to the newspaper, an application may only be withdrawn by action of the Board of Adjustment at the public hearing.
4. No more than one (1) proposal for a major amendment to a Special Use Permit shall be considered within one (1) year after the date of the original authorization of such a permit.
5. If for any reason any condition imposed pursuant to these regulations is found to be illegal or invalid, such Special Use Permit shall be null and void and of no effect.
6. An approved Special Use Permit shall be void as authorized by the Board of Adjustment unless the use of the property has begun and/or a footing inspection has passed. Refer to the appropriate ordinance (Davie County - § 155.282 B).
7. If any Special Use is discontinued for a period or replaced by a use otherwise permitted in the zoning district, it shall be deemed abandoned and

the Special Use Permit shall be null and void and of no effect. Refer to the appropriate ordinance (Davie County - § 155.282 B).

All of the items required by this application must be turned in to the Davie County Development Services, FULLY COMPLETED, by 5:00 p.m. of the prescribed deadline. Incomplete applications will not be accepted. Applications submitted after the deadline will be held until the next deadline for processing.

### I. Signatures

When the applicant is someone other than the current property owner, the signatures of both the current property owner and the applicant shall be provided unless a power of attorney authorization is in effect. If power of attorney is in effect, a properly executed copy is required to be submitted with this application.

#### Signature of Property Owner(s)

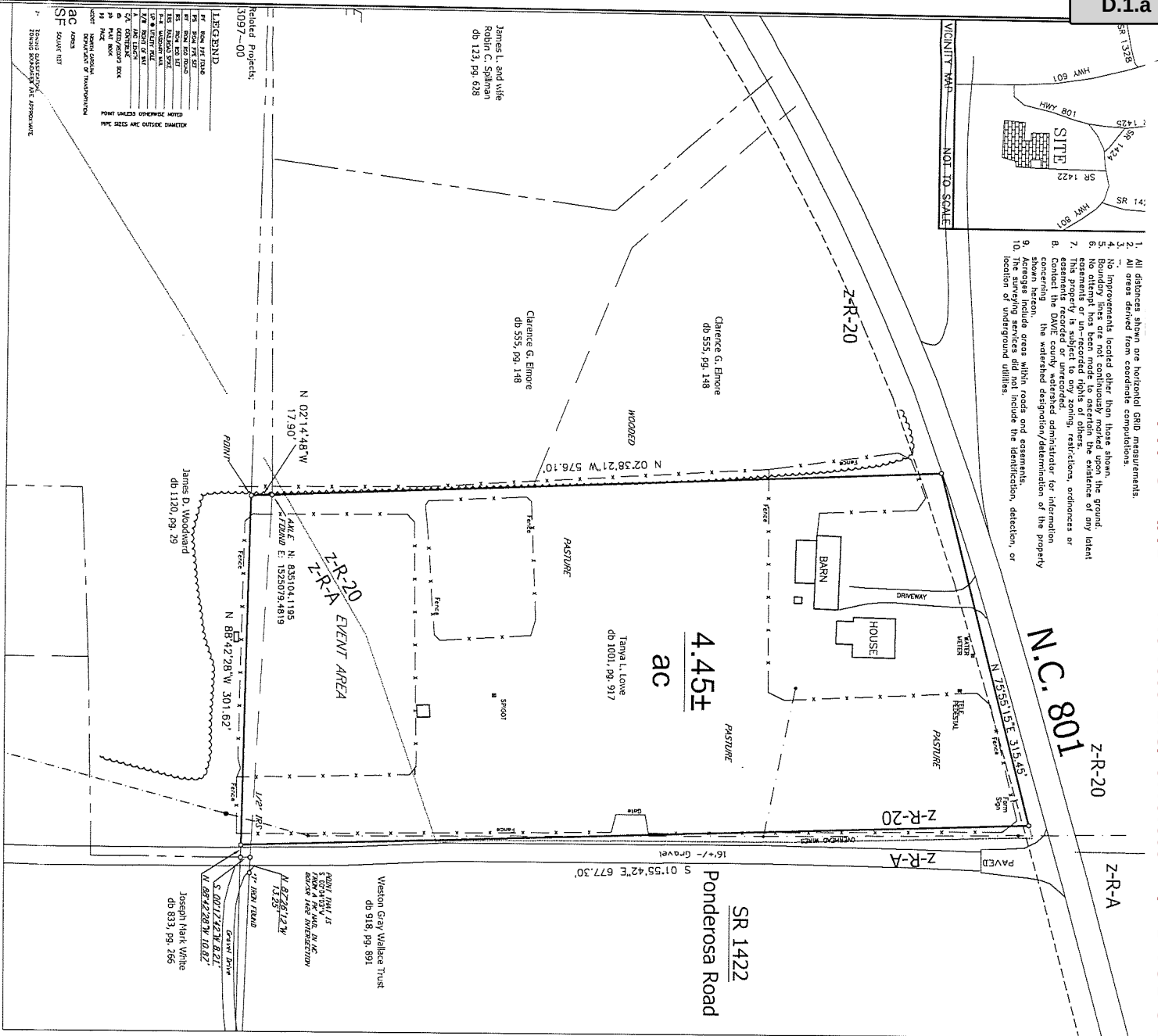
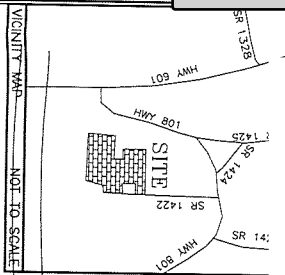
I/We the undersigned, do hereby certify that all information given above is true, complete and accurate to the best of my/our knowledge, and do hereby request the County of Davie Board of Adjustment to take action as sought by this application.

|                                            |                                           |                               |
|--------------------------------------------|-------------------------------------------|-------------------------------|
| <u>Tanya L. Lowe</u><br>(Owner Print Name) | <u>Tanya L. Lowe</u><br>(Owner Signature) | <u>11 / 11 / 20</u><br>(Date) |
| _____<br>(Owner Print Name)                | _____<br>(Owner Signature)                | _____<br>(Date)               |
| _____<br>(Owner Print Name)                | _____<br>(Owner Signature)                | _____<br>(Date)               |
| _____<br>(Applicant Print Name)            | _____<br>(Applicant Signature)            | _____<br>(Date)               |
| _____<br>(Representative Print Name)       | _____<br>(Representative Signature)       | _____<br>(Date)               |

**Note:** If there are additional property owners, applicants or representatives, please attach an additional signature sheet with their names and signatures.

Corporations, Partnerships or other similar entities please include notarized Official Corporate Certification authorizing representative to sign on behalf of the corporation.

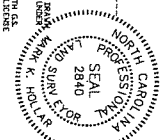
1. All distances shown are horizontal GND measurements.
2. All areas derived from coordinate computations.
3. No improvements located other than those shown.
4. No attempt has been made to ascertain the existence of any latent easements or un-recorded rights of others.
5. This property is subject to any zoning, restrictions, ordinances or other laws of the State of North Carolina.
6. Contact the DAVC county watershed administrator for information concerning the watershed designation/determination of the property shown herein.
7. The surveying services did not include the identification, detection, or location of underground utilities.



This survey is tied to the North Carolina State Plane Coordinate System using North Carolina Geodetic Survey Station 1422 (2011) 833,976.88 1,523,173.69 DUTCHMAN (PD-121783) NAD83 (2011) 833,976.88 1,524,001.78 DUTCHMAN AZ MK 2 (PD-122853) NAD83 (2001) 834,448.46 1,524,001.78 All coordinates are GND in U.S. Survey Feet using the conversion from the NAD83 datum to the NAD83 datum (39.37 / 12). All distances shown are horizontal GND measurements. The combined factor for this project is 0.99992778. Horizontal positions are referenced to NAD83(2011). The surveying services did not include the identification, detection, or location of underground utilities.

THIS DAY OF \_\_\_\_\_ 2018  
MARK K. HILLAR, PLS-2840

THIS DAY OF \_\_\_\_\_ 2018  
MARK K. HILLAR, PLS-2840



Grid North

**PRELIMINARY**  
FOR REVIEW PURPOSES ONLY

Site Data  
Public  
Private  
Public

Record References and Related Information  
Being the property described in  
deed book 1001 of page 917;  
INFORMALLY KNOWN BY THE TAX  
(PARCEL IDENTIFIER (NUMBER))  
5823 55 2431

Plat for  
Tonya L. Lowe  
CLARKSVILLE TWP., DAVID CO., NC

Hollar & Associates, PA  
SURVEYORS  
100 WEST JACON STREET PO BOX 666 WOODVILLE, NC 28055  
Phone: 704.257.4257 NC HWY 801 N. WOODVILLE, NC 27028

PROJECT: 6434-19  
DRAWING NO.: 6434P2  
SHEET NO. 1 of 1

Scale of map: 1" = 160'  
Date of map: 10/01/18-10/01/18  
Title: 1" = 160'

Graphic Scale in Feet  
1 inch = 160 feet





Attachment: DC BOA\_Packet\_20210119 (SUP 2021-01 Lowe Riding Stable)



Attachment: DC\_BOA\_Packet\_20210119 (SUP 2021-01 Lowe Riding Stable)

BK 1001 PG 091-7

• 05120

Davie County, North Carolina  
Excise Tax Paid \$ 228.00  
10-2-15

DEED TRANSFER CHECKED

DATE 10-2-15 BY AP  
TAX ADMINISTRATOR

FILED FOR REGISTRATION

OCTOBER 2, 2015 4:39 PM

DATE TIME  
AND RECORDED IN BOOK 1001 PAGE 917  
M. BRENT SHOAF, REGISTER OF DEEDS  
DAVIE COUNTY, NC  
BY Robin A. Vogler  
ASSISTANT

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 228.00

Parcel Identifier No. B300000074

Mail/Box to: Grantee - 4257 NC Highway 801 North, Mocksville, NC 27028This instrument was prepared by: T. Dan Womble, Attorney - no title searchBrief description for the Index: 4.75 acres, NC Hwy 801 NorthTHIS DEED made this 30 day of September, 2015, by and between

## GRANTOR

Shane Campbell, Executor of the Estate of  
Daniel Lee Campbell, 15 E 165, Yadkin County and  
David Russell Campbell (unmarried)  
3100 Cromwell Court  
Clemmons, NC 27012

## GRANTEE

Tanya L. Lowe (unmarried)  
4257 NC Hwy 801 North  
Mocksville, NC 27028

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in Davie County, North Carolina and more particularly described as follows:

Beginning at a stone, Joe Baity's corner in Lee Lowery's line running North 10 chains 24 links to South side of Highway #801; thence with said highway South 83 deg. West 4 chains 75 links to a stake; thence South 9 chains to Lee Lowery's line; thence East with Lowery's line 4 chains and 58 links to the Beginning, containing 4-3/4 acre, more or less.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 708 page 994.

All or a portion of the property herein conveyed    includes or xx does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Estate of Daniel Lee Campbell

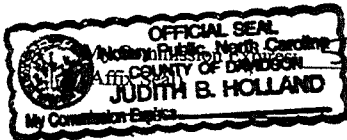
By: Shane Campbell (SEAL)  
Shane Campbell, Executor

\_\_\_\_\_  
David Russell Campbell

(SEAL)

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of DAVIDSON and State aforesaid, certify that Shane Campbell, Executor of the Estate of Daniel Lee Campbell personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 30 day of September, 2015.



24-2016

Judith B. Holland  
Judith B. Holland Notary Public  
Notary's Printed or Typed Name

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of \_\_\_\_\_ and State aforesaid, certify that David Russell Campbell personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

BK 1001 PG 8919  
 And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Estate of Daniel Lee Campbell

David Russell Campbell (SEAL)  
 David Russell Campbell

By: \_\_\_\_\_ (SEAL)  
 Shane Campbell, Executor

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Ashe and State aforesaid, certify that Shane Campbell, Executor of the Estate of Daniel Lee Campbell personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

My Commission Expires: \_\_\_\_\_  
 (Affix Seal)

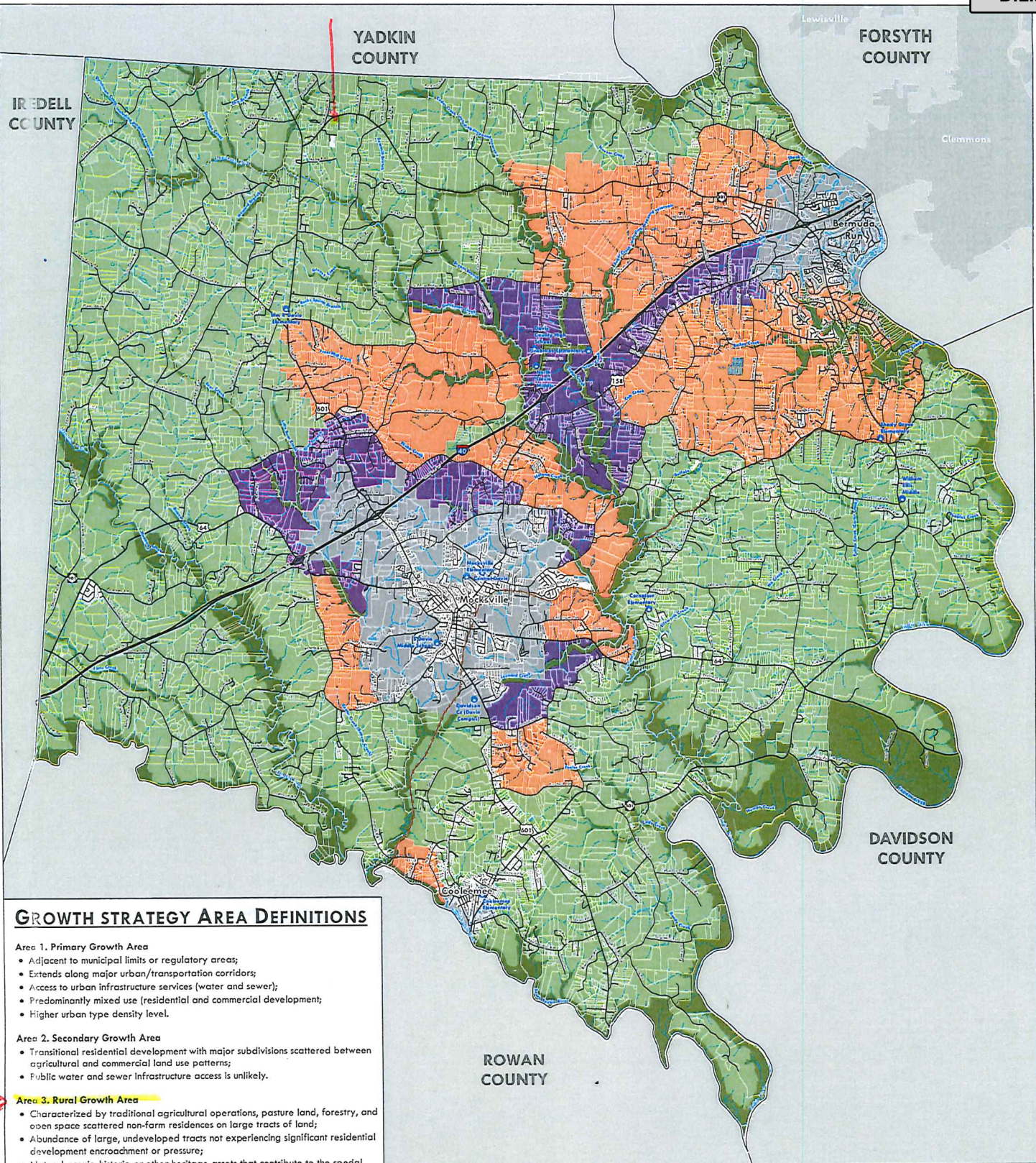
\_\_\_\_\_  
 Notary's Printed or Typed Name

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Ashe and State aforesaid, certify that David Russell Campbell personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 30th day of September, 2015.

My Commission Expires: 8-21-2016  
 (Affix Seal)

Darla Denise Badger  
Darla Denise Badger Notary Public  
 Notary's Printed or Typed Name



### GROWTH STRATEGY AREA DEFINITIONS

#### Area 1. Primary Growth Area

- Adjacent to municipal limits or regulatory areas;
- Extends along major urban/transportation corridors;
- Access to urban infrastructure services (water and sewer);
- Predominantly mixed use (residential and commercial development);
- Higher urban type density level.

#### Area 2. Secondary Growth Area

- Transitional residential development with major subdivisions scattered between agricultural and commercial land use patterns;
- Public water and sewer infrastructure access is unlikely.

#### Area 3. Rural Growth Area

- Characterized by traditional agricultural operations, pasture land, forestry, and open space scattered non-farm residences on large tracts of land;
- Abundance of large, undeveloped tracts not experiencing significant residential development encroachment or pressure;
- Natural, scenic, historic, or other heritage assets that contribute to the special characteristics of the area;
- Land use changes in this area should be designated to protect the rural character and discourage premature public infrastructure demands by sustaining groundwater recharge capacity.

#### Area 4. Municipal Growth Area

- Municipal limits and extraterritorial planning and zoning jurisdictions;
- Mixed high-density urban growth;
- Coordinated intergovernmental planning for land use, transportation, water and sewer infrastructure, and economic development is strongly encouraged between the County and the municipalities.

#### Area 5. Conservation Area

- Mixed density and impervious surface coverage, regulated by both the North Carolina Watershed development laws and Davie County Flood Damage Prevention Ordinance;
- Primary development considerations are to protect public drinking supplies;
- Overlay parts of all other growth management designations.

## Comprehensive Plan DAVIE COUNTY GROWTH STRATEGY AREAS



Planning provided by the  
Piedmont Triad Regional Council of Governments  
Effective 10/1/2019



0 3,800 7,600  
1 inch = 3,800 feet

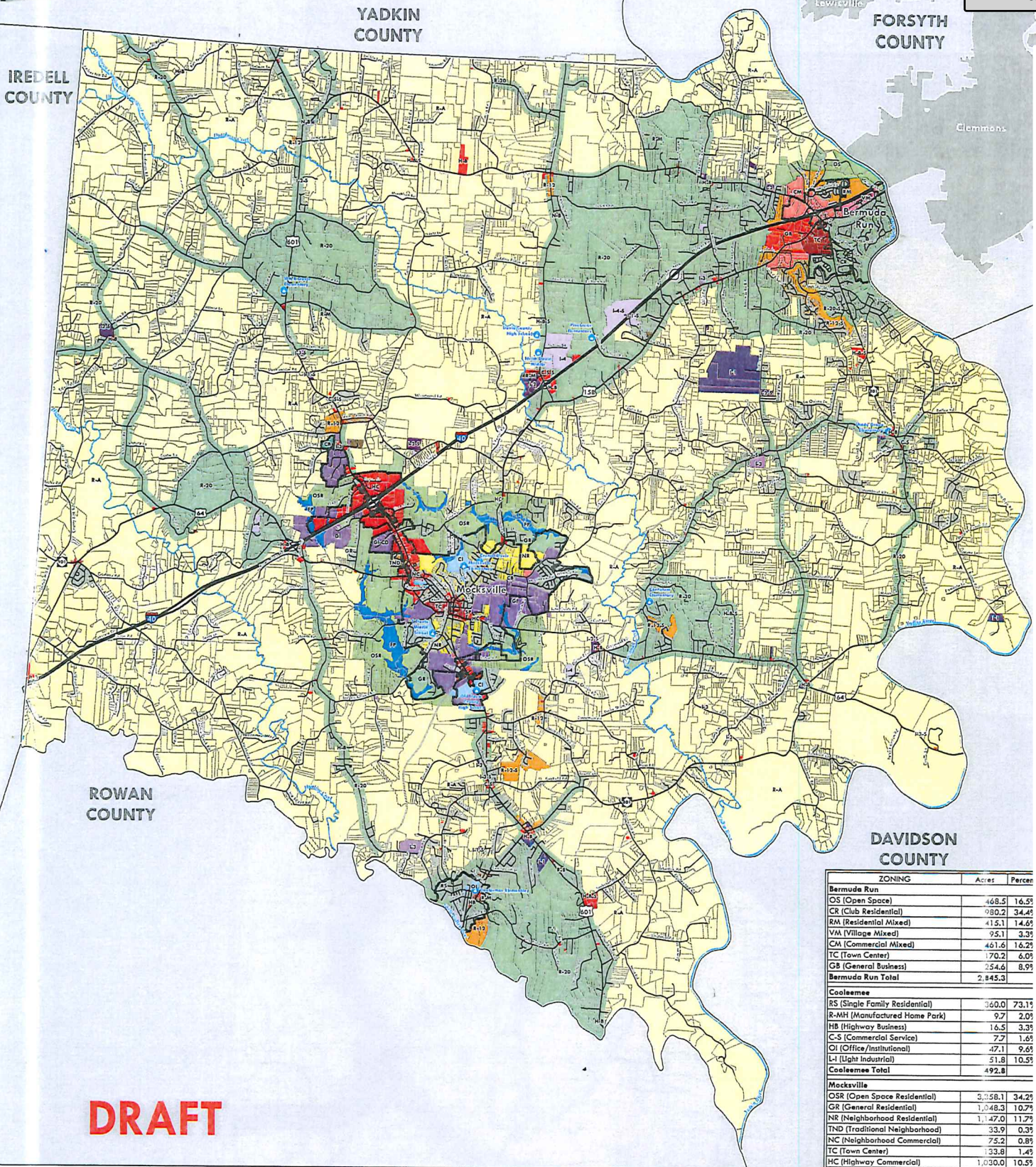


0 1 2  
Miles

#### Growth Strategy Area:

- Conservation
- Primary Growth Area
- Secondary Growth Area
- Rural Growth Area
- Municipal Jurisdiction
- School
- County Boundary
- Tax Parcel
- Hydrology
- Railroad





**DRAFT**

# Comprehensive Plan DAVIE COUNTY EXISTING ZONING



Map prepared for the  
Forsyth-Triad Regional Council Planning  
Order September 22, 2017



0 3,000 7,000  
1 inch = 3,000 feet



0 1 2  
Miles

## Davie County

- R-A (Residential-Agricultural)
- R-20 (Residential)
- R-12 (Residential-Suburban)
- R-8 (Residential-Mobile Home)
- H-8 (Highway Business)
- N-8 (Neighborhood Business)
- C-S (Community Shopping)
- I-1 (Industrial)
- I-2 (Industrial)
- I-3 (Industrial)
- I-4 (Industrial)

## Mocksville

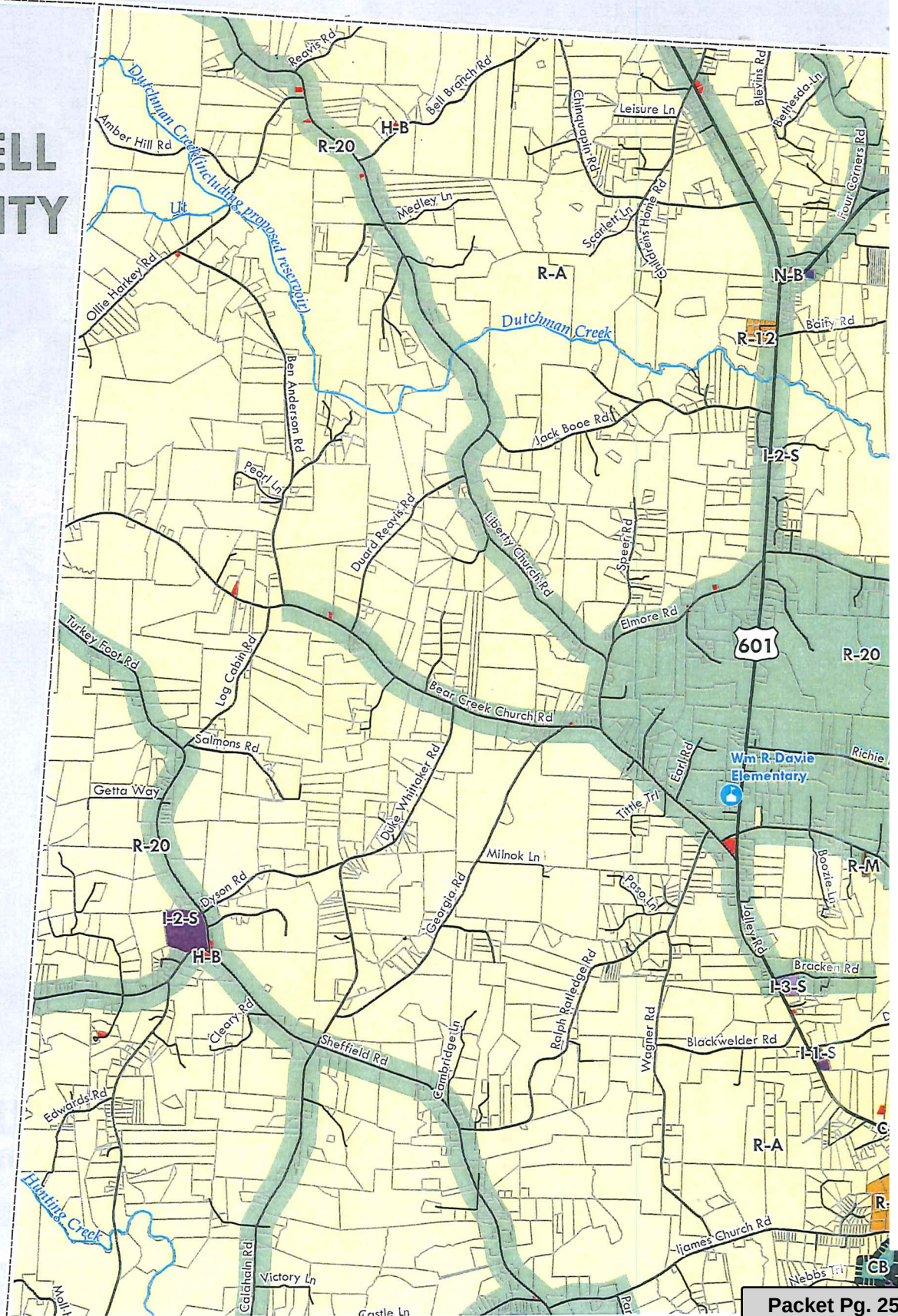
- OSR (Open Space Residential)
- GR (General Residential)
- NR (Neighborhood Residential)
- TND (Traditional Neighborhood)
- NC (Neighborhood Commercial)
- TC (Town Center)
- HC (Highway Commercial)
- CI (Campus Institutional)
- CB (Campus Business)
- SP (Special Purpose)
- GI (General Industrial)
- FP (Floodplain)

## Bermuda Run

- OS (Open Space)
- CR (Club Residential)
- RM (Residential Mixed)
- VM (Village Mixed)
- CM (Commercial Mixed)
- TC (Town Center)
- GB (General Business)
- RS (Single Family Residential)
- R-MH (Manufactured Home Park)
- HB (Highway Business)
- C-S (Commercial Service)
- OI (Office/Institutional)
- L-I (Light Industrial)

| ZONING                                              | Acres            | Percent |
|-----------------------------------------------------|------------------|---------|
| <b>Bermuda Run</b>                                  |                  |         |
| OS (Open Space)                                     | 468.5            | 16.5%   |
| CR (Club Residential)                               | 980.2            | 34.4%   |
| RM (Residential Mixed)                              | 415.1            | 14.6%   |
| VM (Village Mixed)                                  | 95.1             | 3.3%    |
| CM (Commercial Mixed)                               | 461.6            | 16.2%   |
| TC (Town Center)                                    | 170.2            | 6.0%    |
| GB (General Business)                               | 254.6            | 8.9%    |
| <b>Bermuda Run Total</b>                            | <b>2,845.3</b>   |         |
| <b>Coolidge</b>                                     |                  |         |
| RS (Single Family Residential)                      | 360.0            | 73.1%   |
| R-MH (Manufactured Home Park)                       | 9.7              | 2.0%    |
| HB (Highway Business)                               | 16.5             | 3.3%    |
| C-S (Commercial Service)                            | 7.7              | 1.6%    |
| OI (Office/Institutional)                           | 47.1             | 9.6%    |
| L-I (Light Industrial)                              | 51.8             | 10.5%   |
| <b>Coolidge Total</b>                               | <b>492.8</b>     |         |
| <b>Mocksville</b>                                   |                  |         |
| OSR (Open Space Residential)                        | 3,258.1          | 34.2%   |
| GR (General Residential)                            | 1,048.3          | 10.7%   |
| NR (Neighborhood Residential)                       | 1,470.0          | 11.7%   |
| TND (Traditional Neighborhood)                      | 33.9             | 0.3%    |
| NC (Neighborhood Commercial)                        | 75.2             | 0.8%    |
| TC (Town Center)                                    | 33.8             | 1.4%    |
| HC (Highway Commercial)                             | 1,030.0          | 10.5%   |
| CI (Campus Institutional)                           | 312.9            | 3.2%    |
| CB (Campus Business)                                | 36.4             | 0.4%    |
| SP (Special Purpose)                                | 1.7              | 0.0%    |
| GI (General Industrial)                             | 1,751.0          | 17.8%   |
| FP (Floodplain)                                     | 882.9            | 9.0%    |
| <b>Mocksville Total</b>                             | <b>9,811.3</b>   |         |
| <b>Davie County (Outside Town &amp; ETJ Limits)</b> |                  |         |
| R-A (Residential-Agricultural)                      | 121,358.4        | 79.9%   |
| R-20 (Residential)                                  | 27,371.2         | 18.0%   |
| R-12 (Residential-Suburban)                         | 773.7            | 0.6%    |
| R-8 (Residential-Mobile Home)                       | 4.3              | 0.0%    |
| R-M (Residential-Mobile Home)                       | 71.0             | 0.0%    |
| H-8 (Highway Business)                              | 502.3            | 0.3%    |
| N-8 (Neighborhood Business)                         | 5.5              | 0.0%    |
| C-S (Community Shopping)                            | 20.7             | 0.0%    |
| I-1 (Industrial)                                    | 681.1            | 0.4%    |
| I-2 (Industrial)                                    | 226.8            | 0.1%    |
| I-3 (Industrial)                                    | 186.1            | 0.1%    |
| I-4 (Industrial)                                    | 473.2            | 0.3%    |
| <b>County Total</b>                                 | <b>151,874.3</b> |         |
| <b>Grand Total</b>                                  |                  |         |

# IREDELL COUNTY

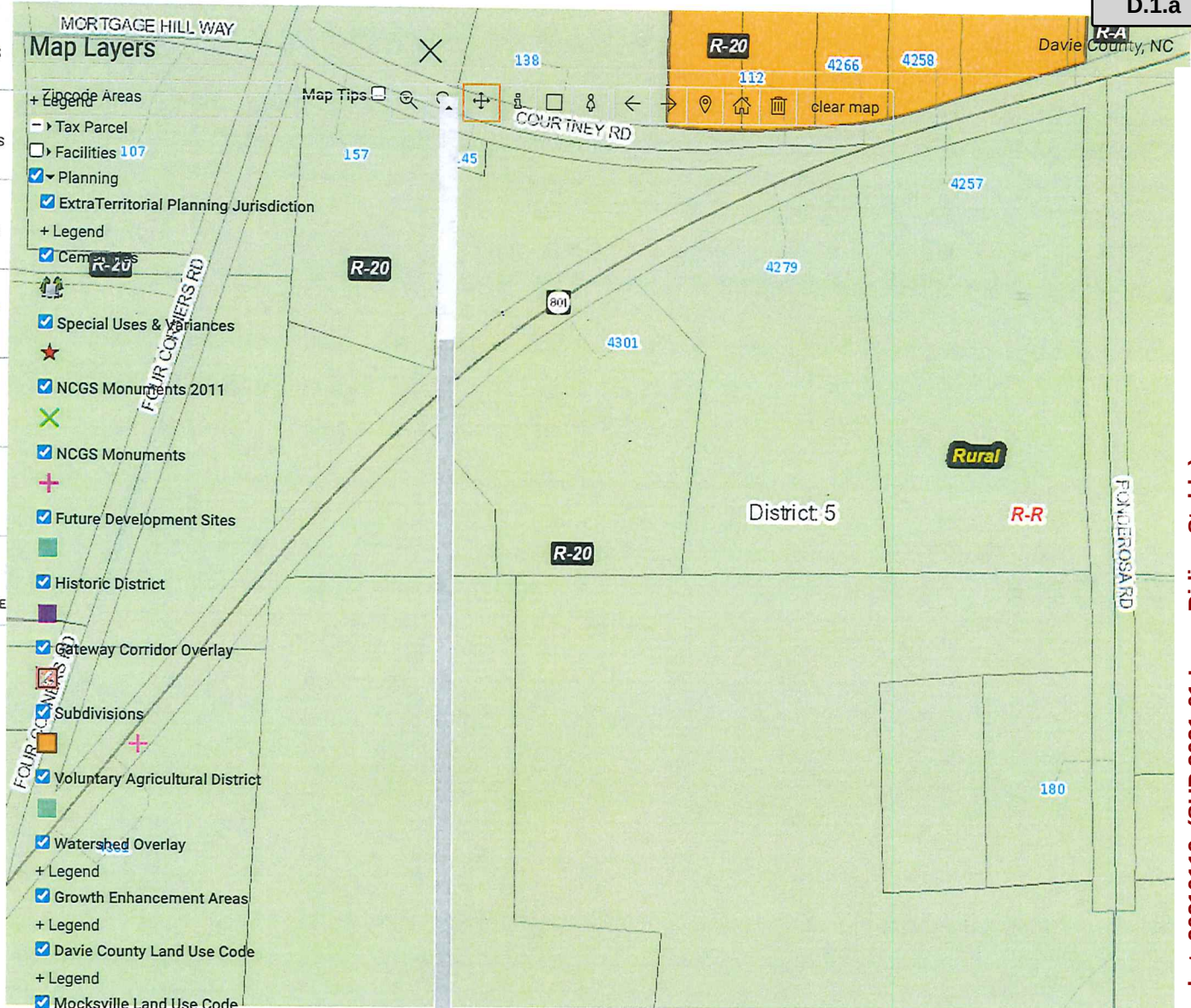


Attachment: DC BOA Packet 20210119 (SUP 2021-01 Lowe Riding Stable)



## Map Layers

- ☒ Zipcode Areas
- ☒ Tax Parcel
- ☒ Facilities 107
- ☒ Planning
  - ☒ ExtraTerritorial Planning Jurisdiction
- ☒ Cemetery
- ☒ Special Uses & Variances
- ☒ NCGS Monuments 2011
- ☒ NCGS Monuments
- ☒ Future Development Sites
- ☒ Historic District
- ☒ Gateway Corridor Overlay
- ☒ Subdivisions
- ☒ Voluntary Agricultural District
- ☒ Watershed Overlay
- ☒ Growth Enhancement Areas
- ☒ Davie County Land Use Code
- ☒ Mocksville Land Use Code
- ☒ Recreation District
- ☒ Zoning Overlay
- ☒ Zoning Districts
- ☒ Utilities
- ☒ Environmental
- ☒ Emergency Services
- ☒ Schools
- ☒ Civic
- ☒ City Limit
- ☒ County Line
- ☐ Census Tracts
- ☐ Townships
- ☐ Voting Precincts
- ☐ Zipcode Areas



Attachment: DC\_BOA\_Packet\_20210119 (SUP 2021-01 Lowe Riding Stable)

NORTH CAROLINA

BEFORE THE BOARD OF ADJUSTMENT

DAVIE COUNTY

IN THE MATTER OF THE SPECIAL  
 USE PERMIT APPLICATION OF  
 TANYA LOWE  
 4257 NC HWY 801N  
 Mocksville, NC 27028  
 Parcel B300000074

)  
)  
)  
)  
)  
)  
)  
)

**AFFIDAVIT OF  
 VICKI KUHN**

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The undersigned, being first duly sworn, deposes and says that:

1. I am over the age of eighteen (18), under no disability, and competent to testify from first-hand knowledge.
2. I am a licensed Real Estate Broker, license # 267019.
3. I am the founder and Broker-In-Charge of the Real Estate Firm known as North Carolina Country Homes & Land, LLC, located in Mocksville, NC.
4. I am actively licensed in all areas of real estate in North Carolina, and specialize in rural homes and land in Davie County, NC.
5. I have lived in Davie County since 1997. I own a 50 acre hobby horse farm, in Davie County and I am actively involved in the community.
6. I have personally viewed, and researched, 4257 NC HWY 801N Mocksville, NC 27028 - Parcel B300000074 (the "Property").
7. Much of the Property is currently zoned R-20 (though a back corner appears to be zoned RA).
8. I understand the basis for, and content of, the Special Use Permit and Application made by Tanya Lowe, with respect to the Property.
9. I am aware that Lowe has been instructed by county officials that her request for a special use permit should made such that the Property is designated as a "Riding Stable", which is a permitted use (with special use permit) in the R-20 zoning

district (according to Davie County Zoning Ordinance §155.125). As such, the request for special use permit will be referenced herein as a request for Riding Stable.

10. I know that Ms. Lowe wishes to hold events on the Property that are similar to events that have been approved in the past, by the Board of Adjustment, under similar circumstances.

11. For example, in 2000, the Board of Adjustment approved an application for a special use permit allowing *“riding lessons, board, training, livestock sales and special events”* on property located at 2078 NC HWY 801 N. That special use permit sought permission for events such as *“Open (sic) horse shows, Clinics (sic), and other related equine events which are generally geared to the family for an educational but recreational way to spend time together.”* I understand that the 2078 NC HWY 801 N application was similar to Ms. Craven’s current special use application. However, the 2078 NC HWY 801 N application was broader than Ms. Craven’s special use permit application; and it was approved by the Board of Adjustment 5-0.

12. Additionally, a *“Horse Center Complex”* request was previously approved by the Board of Adjustment, upon an 8.35 acre tract that is located on Hwy 158. That property was zoned R-20. A special use permit was granted and the current owners conduct horse shows and equine events upon it to this day. Additionally, horses are boarded on this property.

13. Other properties are utilized throughout Davie County for equestrian events as well, including, but not limited to: Dutchman Creek Equestrian Center (formerly known as MILA Equestrian Center), 430 Jack Booe Road, Mocksville; Thoroughbred Training Center (TTC), 158 McCashin Lane, Mocksville; and Dixieland Farm, 1784 Godbey Road, Mocksville. These properties have held horse-related events dating back as early as 1973 that are similar in nature and content to the events outlined in Ms. Lowe’s special use permit application.

14. Moreover, I have viewed values, and sale prices, of properties similar to the Property at issue in this case; and similar to the properties that adjoin and abut the Property at issue in this case. I have conducted an exhaustive value comparison and sales summary.

15. I have reviewed the impact of sales and valuation upon properties that adjoin and abut those similar to the Property at issue in this case, before and after governmental permission is granted to operate a “Riding Stable”, or other operation that similar to that being sought by Ms. Lowe in this case.

16. Based on my review, and my education training and experience, I have formed an opinion that the special use permit sought by Ms. Lowe, if allowed, would NOT substantially injure the value of the adjoining or abutting properties.

17. Based on my review of this matter, and utilizing my education training and experience, I have also formed additional opinions as follows:

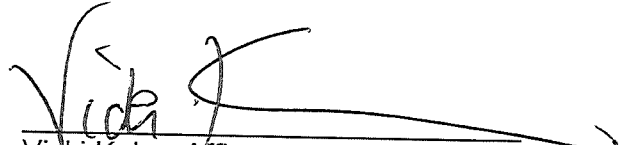
a. The special use requested will not materially endanger the public health or safety, if located where proposed and developed according to the plan as proposed. In support of this opinion I testify that I am an equestrian, with a long history as a former riding instructor and horse trainer. Currently I provide Equine Assisted Life Coaching and Empowerment Clinics to those in need and non-profit groups. I have achieved several Professional Certifications through CHA Level II Riding Instructor; Parelli Natural Horsemanship Training and Equine Psychology and Behavior; as well as an Advanced Level EAGALA Certified Equine Specialist II Equine Assisted Psychotherapy. I was the founder of the former 501c3 non-profit organizations Hidden Meadows Christian Youth Ranch, and The Shepherd's Ranch, featuring Equine-Assisted Empowerment and Life-Enrichment Programs where I also worked as the Ranch Programs Developer, as well as the Equine Specialist in therapy sessions with clients and Psychologists.

b. The special use meets all required conditions and specifications, to my knowledge.

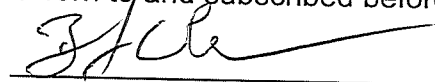
c. The special use will be in harmony with the area in which it is located and will be in general conformity with the plan of development of the county. As noted above, several similar operations are currently operated throughout Davie County.

d. The special use will be consistent with the Davie County Land Development Plan, which I have reviewed, and other adopted plans and policies.

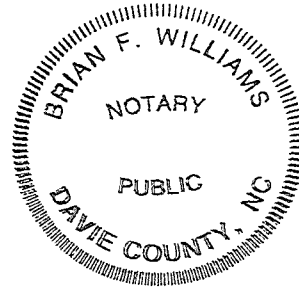
18. My Market Analysis is attached to this affidavit as **Exhibit A**, and incorporated herein by reference.

  
Vicki Kuhn, Affiant

Sworn to and subscribed before me this 11<sup>th</sup> day of November, 2020.

  
Notary Public  
Printed Name: BRIAN F. WILLIAMS

My commission expires: 11-1-2025





## MARKET VALUE ANALYSIS

### 1. PURPOSE

The purpose of this Market Value Analysis is to provide historical data of the impact of sales and valuation upon properties that are located in close proximity to Riding Stables offering public equestrian events similar to the events proposed in the special use permit application of Tanya Lowe at 4257 NC HWY 801N Mocksville, NC 27028 - Parcel B300000074 (the "Property").

### 2. BASIS OF ANALYSIS

Seven comparable residential properties and three Riding Stables were tracked from 2001 to 2020. Each of the comparable homes are located within 500 feet to 1 mile of an active riding stable offering similar equestrian programs and events to those outlined in the special use permit application of Tanya Lowe for 4257 NC HWY 801 N MOCKSVILLE.

All Comparables sought were existing Mocksville, Davie County homes, with average to above average Pride in Ownership, and physically located within either visual and/or sound range of the professional show arena, parking area, PA sound system and event lighting.

These are the most similar sales available in this area, forming a close range of indicated value. All sales and listings are located in the subject market area and draw from the same pool of potential buyers.

### 3. FINDINGS

All seven comparable properties showed a marked increase in property value at the date of the sale of their home from the date of their purchase. The property value increases ranged from the least being .09% to the highest being .61%. All outlined in spreadsheet attached.

### 4. SUMMARY - BROKER OPINION

Based on my review, my real estate education, training and experience, as well as my equine education, training and experience, I have formed an opinion that the special use permit sought by Ms. Lowe, if allowed, would NOT substantially injure the value of the adjoining or abutting properties. On the contrary, data historically indicates Davie County industry and residents (especially our youth) benefit from our equestrian population, facilities, programs, and events.

Prepared By:

*Vicki Kuhn* 11/11/20

Vicki Kuhn, Founder / Broker-In-Charge / REALTOR

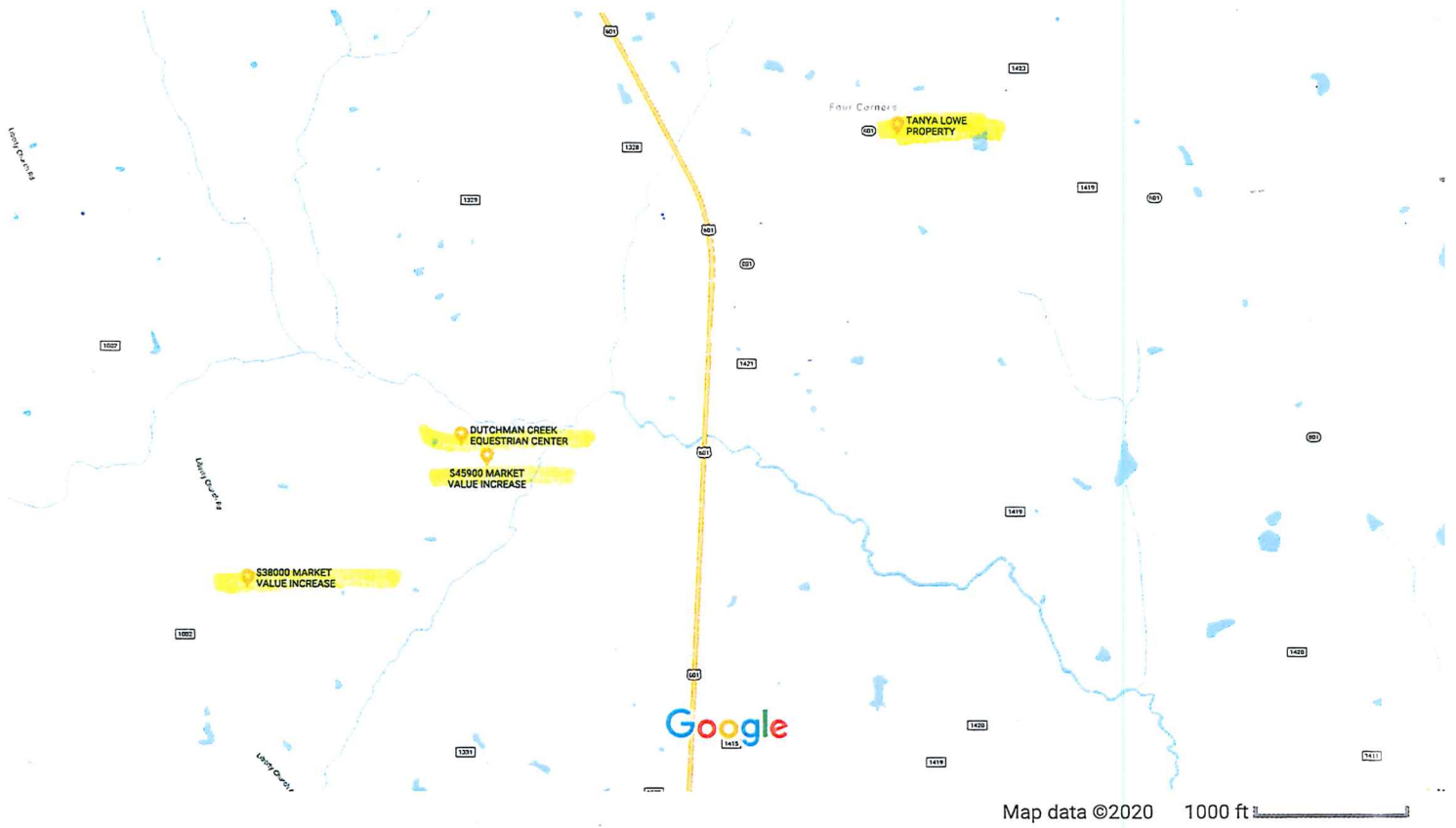
North Carolina Country Homes & Land, LLC \* Mocksville, NC

| Homes w/in Close Proximity of Riding Stables & Show Arenas | Triad MLS # | Price/Year Sold    | Market Value Increase/Loss   | Distance from Comparable to Riding Stables, Event Arena, and Event Parking |
|------------------------------------------------------------|-------------|--------------------|------------------------------|----------------------------------------------------------------------------|
| 416 Jack Booe Road                                         | 751957      | \$154,000 / 2015   | + \$45,900<br>.30% INCREASE  | ADJOINING<br>(500' from Event Arena)                                       |
| 416 Jack Booe Road                                         | 001076      | \$199,900 / 2020   |                              |                                                                            |
| 799 Jack Booe Road                                         | W374458     | \$114,000 / 2005   | + \$38,000<br>.22% INCREASE  | 1 MILE                                                                     |
| 799 Jack Booe Road                                         | 975295      | \$152,000 / 2020   |                              |                                                                            |
| 157 Buckeye Trail                                          | W306679     | \$292,000 / 2004   | + \$177,900<br>.61% INCREASE | .5 MILE                                                                    |
| 157 Buckeye Trail                                          | 947685      | \$469,900 / 2019   |                              |                                                                            |
| 246 Buckeye Trail                                          | W304246     | \$290,000 / 2003   | + \$26,000<br>.09% INCREASE  | .5 MILE                                                                    |
| 246 Buckeye Trail                                          | 512065      | \$316,000 / 2009   |                              |                                                                            |
| 1900 Cana Road                                             | W11123      | \$945,000 / 2001   | + \$312,500<br>.33% INCREASE | .2 MILE                                                                    |
| 1900 Cana Road                                             | W370410     | \$1,257,500 / 2006 |                              |                                                                            |
| 125 Oakleaf Circle                                         | 671390      | \$128,500 / 2013   | + \$36,500<br>.28% INCREASE  | .5 MILE                                                                    |
| 125 Oakleaf Circle                                         | 977681      | \$165,000 / 2020   |                              |                                                                            |
| 150 Woodvale Drive                                         | 78795       | \$275,000 / 2016   | + \$25,000<br>.09% INCREASE  | 1 MILE                                                                     |
| 150 Woodvale Drive                                         | 977075      | \$300,000 / 2020   |                              |                                                                            |

**BASIS OF COMPARABLES SELECTED:** All Comparables sought were existing Davie County homes, and physically located within either visual and/or sound range of the professional show arena, parking area, PA sound system and event lighting. These are the most similar sales available in this area, forming a close range of indicated value. All sales and listings are located in the subject market area and draw from the same pool of potential buyers.



DUTCHMAN CREEK / TANYA LOWE & HOMES SOLD



Attachment: DC\_BOA\_Packet\_20210119 (SUP 2021-01 Lowe Riding Stable)

# Dutchman Creek Equestrian Center (Formerly) Mila Equestrian Center

430 Jack Booe Road, Mocksville

Services Offered: Horse Boarding, Training, Lessons, Shows, Events



↑  
416 Jack Booe Rd

Attachment: DC\_BOA\_Packet\_20210119 (SUP 2021-01 Lowe Riding Stable)

# Pictured

**416 Jack Booe Road Mocksville, NC 27028**

MLS#: **001076** Sub Type: **Residential/Stick/Site Built**  
 Tax Parcel: **C3-000-00-109**  
 Subdivision: **None**  
 Zoning: **RA** City Limits:  
 Legal Desc:  
 Plat Bk/Pg: Lot #:

List Price: **\$199,900**  
 Status: **Due Diligence Period**  
 County: **Davie**  
 Yr Built: **1940**

DOM: **7** CDOM: **7**  
 Deed Restriction: **No**  
 Deed Bk/Pg: **991/404**

**General Information**

Story #: **1** Style: **Ranch** Blt Info: **Existing**  
 Comp Dt: Beds: **3** Baths: **2/0** Rooms:  
 Basement: **Yes** Foundation: **Basement**  
 Fireplace: **2/Basement, Living Room**  
 Garage/Carport: **1/Detached Carport**  
 Total Htd SF: **1300 - 1600** Elementary:  
 Htd SF Main: **1300 - 1600** Middle School:  
 Htd SF Low Lvl: **500 - 700** Acres: **4.96**  
 UnFin Bsmt SF:  
 Land Desc/Topo: **Cleared Land, Rural**

Recent Change: **11/04/2020 : DDP : A->DDP**

| Room Info              | Level          | Dimensions          | Room Info       | Level           | Dimensions          |
|------------------------|----------------|---------------------|-----------------|-----------------|---------------------|
| Living Room            | Main           | 13ft X 20ft 4in     | Dining Room     | Main            | 13ft 3in X 9ft      |
| Kitchen                | Main           | 14ft 8in X 13ft 9in | Master Bedroom  | Main            | 11ft 9in X 11ft 5in |
| 2nd Bedroom            | Main           | 10ft 2in X 15ft 3in | 3rd Bedroom     | Main            | 7ft 9in X 12ft 9in  |
| Laundry Room           | Main           | 5ft 3in X 7ft 4in   |                 |                 |                     |
| # Full Baths: <b>2</b> | Main: <b>2</b> |                     | Upper: <b>0</b> | Lower: <b>0</b> |                     |
| # Half Baths: <b>0</b> | Main: <b>0</b> |                     | Upper: <b>0</b> | Lower: <b>0</b> |                     |

Exterior Finish: **Vinyl** Porch: **Yes** Fenced:  
 Exterior Features: **Circle Drive, Deck, Garden Space, Porch, Storage Building(s)** Pool: **No** Handicap:  
 Interior Features: **Ceiling Fan(s), Dead Bolt(s), Dryer Connection, Laundry Room - Main Level, Smoke Alarm, Solid Surface Counter, Washer Connection** Elevator:  
 Appliances: **Attached Microwave Oven, Dishwasher, Slide-In Oven/Range**  
 Miscellaneous: **Barns, Horses Allowed**  
 Flooring: **Laminate, Tile, Wood**

Heating: **Heat Pump** Heating Fuel: **Electric** Cooling: **Heat Pump**  
 Water Heater: **Electric** Water: **Public** Sewer: **Septic**  
 Energy Features:

Directions: **I-40 W to Exit 170, R on 601/Yadkinville Rd, L Jack Booe Rd OR Hwy 801 N, L on Hwy 601, R Jack Booe Rd**

Public Remarks: **Amazing opportunity to own +/- 5 acres in the gorgeous Mocksville countryside! 3 bedroom, 2 bathroom ranch is move in ready with granite countertops, stainless steel appliances, laundry room and full unfinished basement perfect for future expansion. Enjoy the charm of the hardwood floors and hardwood, beveled panel walls! Smooth ceilings and updated bathrooms create a terrific blend of yesteryear charm with today's conveniences. Spacious kitchen has ample cabinetry, tile backsplash and 3 sunny windows over the kitchen sink accented by recessed lighting. Enjoy the custom swing and fire pit area every night while you watch and listen to nature remind you of why you chose country living. Circle driveway goes behind the house, leading to 3 outbuildings, ideal for storage, workshops or whatever you want to make them! Low Davie County taxes and convenient access to downtown Mocksville, Yadkinville and Winston-Salem**

Home Owner Assoc: **No** HOA Fee 1: HOA Fee 1 Paid:  
 Tax Map: Tax Block: Tax Lot:  
 Tax Value: **\$119,900** Tax Rate: **0.7780** Tax Year: **2020**  
 Seller Rep: **Owned property for at least one year** Tax Amount: **\$933**

Owner Name: **Scott & Connie Ann Haynes** Type of Sale: **Owner Sale** LF Holds Earnest \$: **Yes**  
 Agency Type: **Buyer Agent Only** List Type: **Exclusive Right to Sell**  
 Listing Office: **Berkshire Hathaway HomeServices Carolinas Realty (WPRU01) Lic#C9751** List Office Phone: **336-768-3300**  
 Listing Agent: **Erin Hege (whege) Lic#250722 erin.hege@bhhscarolinas.com** Preferred Phone: **336-748-2190**  
 Comp Type: **%** Compensation: **3.00**  
 Show Instruct: **Appointment Required** Appt Phone: **855-920-8200**  
 Broker Package: **Modification Dt: 11/04/2020** Contract Date: **11/04/2020**  
 Expire Date: **Allow Blog: Yes** Withdrawn Dt:  
 Allow AVM: **Yes** Advertise on Inet: **Yes**  
 Auction Price Type:  
 List/Marketing Date: **10/28/2020**  
 DDP End Date: **11/23/2020**  
 Address on Inet: **Yes**

Selling Office: **Banner Team Properties, eXp Realty (WBANTPEXP01) Lic#C30360**  
 Selling Agent: **Jordan Wilson (302750) Lic#302750 jordan.wilsonproperties@gmail.com**  
 Contract Date: **11/04/2020**

Closed Date: Seller Concession: Pre Sale - New Construction: **No** Lease Info:  
 Closed Price: Type Financing: Lease Purch: **No** Overages:

Attachment: DC\_BOA\_Packet\_20210119 (SUP 2021-01 Lowe Riding Stable)



Lowest



**416 Jack Booe Road Mocksville, NC 27028**

MLS#: **751957** Sub Type: **Residential/Single**  
 Tax Parcel: **5812792143**  
 Subdivision: **None**  
 Zoning: **RA** City Limits:  
 Plat Bk/Pg: Lot #:

Status: **Closed**  
 County: **Davie**  
 Yr Built: **1940**

List Price: **\$159,000**  
 Sold Price: **\$154,000**  
 DOM: **62** CDOM: **62**  
 Deed Bk/Pg: **970/985**

**General Information**

Story #: **1** Style: **Ranch** Blt Info: **Existing**  
 Comp Dt: Basements: **Yes** Beds: **3** Baths: **2/0** Rooms:  
 Fireplace: **1/Living Room** Foundation: **Basement**  
 Garage/Carport: **1/Detached Garage**  
 Total Htd SF: **1,469**  
 Htd SF Main: **1,469** Elementary: **William R. Davie**  
 Htd SF 2 Fl: Middle School: **North Davie**  
 Htd SF Up Lvl: High School: **Davie County**  
 Htd SF Low Lvl: Flood Zone: **Not in Flood Zone**  
 UnFin Bsmt SF: **1,108** Acres: **5.02**  
 Land Desc/Topo: **Cleared Land**  
 Lot Dimensions: **see survey**  
[Agent Only Remarks](#)

| Room Info              | Level | Dimensions           | Room Info       | Level | Dimensions          |
|------------------------|-------|----------------------|-----------------|-------|---------------------|
| Living Room            | Main  | 20ft 0in X 12ft 10in | Dining Room     | Main  | 13ft 4in X 9ft 6in  |
| Kitchen                | Main  | 15ft 0in X 14ft 0in  | Master Bedroom  | Main  | 13ft 0in X 11ft 8in |
| 2nd Bedroom            | Main  | 12ft 8in X 9ft 1in   | 3rd Bedroom     | Main  | 18ft 0in X 10ft 0in |
| Laundry Room           | Main  | 7ft 2in X 5ft 3in    |                 |       |                     |
| # Full Baths: <b>2</b> |       | Main: <b>2</b>       | Upper: <b>0</b> |       | Lower: <b>0</b>     |
| # Half Baths: <b>0</b> |       | Main: <b>0</b>       | Upper: <b>0</b> |       | Lower: <b>0</b>     |

Exterior Finish: **Vinyl** Porch: **Yes** Fenced: **No** Pool: Handicap: **No** Elevator: **No**  
 Exterior Features: **Garden Space, Porch, Storage Building(s)**  
 Interior Features: **Ceiling Fan(s), Dead Bolt(s), Dryer Connection, Laundry Room - Main Level, Washer Connection**  
 Appliances: **Attached Microwave Oven, Dishwasher, Slide-In Oven/Range**  
 Miscellaneous: **Barns, Horses Allowed**  
 Flooring: **Laminate, Tile, Wood**

Heating: **Heat Pump** Heating Fuel: **Electric** Cooling: **Heat Pump**  
 Water Heater: **Electric** Water: **Public** Sewer: **Septic**  
 Energy Features: **Insulated Windows**

Directions: **I-4 West to Exit 180N Follow Hwy 801N all the way to the end (or to Hwy 601N) turn Left. Go approx 2 miles and turn Right onto Jack Booe Road. See sign**

Public Remarks: **Want Land? Check this one out. Totally Remodeled home and situated on 5.07 acres. Several out buildings/Barns. New Kitchen with granite counter tops, 3 Bedroom 2 Bath. Wood floors, ceramic tile, new bathrooms, new 200 amp electrical box, new windows and vinyl siding. Freshly painted, new decking and new heat pump. Updated insulation. Basement. You must come see!! Won't last long. \$159,000**

Home Owner Assoc: **No** HOA Fee 1: HOA Fee 1 Paid:  
 Tax Map: **C-3** Tax Block: **000** Tax Lot: **109** Tax Year: **2013**  
 Tax Value: **\$104,970** Tax Rate: **0.6600** Tax Amount: **\$693**  
 Seller Rep: **Owned property for at least one year**  
 Financing Opt: **Cash, Conventional, USDA**

Owner Name: **Norman Carter** Type of Sale: **Owner Sale** LF Holds Earnest \$:  
 Agency Type: **Both** List Type: **Exclusive Right to Sell**  
 Listing Office: **Hillsdale Real Estate Group (WHDREG01) Lic#C23622** List Office Phone: **336-998-1967**  
 Listing Agent: **Ellen Grubb (WGRUBBE) Lic#166765 ellen@hillsdaleregroup.com** Preferred Phone: **336-940-7692**  
 CoList Agent: **Amanda Cranfill (WAMILLER) Lic#179793 amanda@hillsdaleregroup.com** CoList Agent Phone: **336-462-3823**  
 Comp Type: **%** Compensation: **3.00**  
 Show Instruct: Appt Phone: **855-920-8200** Auction Price Type:  
 Broker Package: Contract Date: **04/20/2015** List/Marketing Date: **04/07/2015**  
 Expire Date: Withdrawn Dt:  
 Allow AVM: **Yes** Modification Dt: **01/31/2018** Address on Inet: **Yes**  
 Allow Blog: **Yes** Advertise on Inet: **Yes**

Selling Office: **Berkshire Hathaway HomeServices Carolinas Realty (WPRU01) Lic#C9751**  
 Selling Agent: **Erin Hege (WHEGE) Lic#250722 erin.hege@bhhs Carolinas.com**  
 Contract Date: **04/20/2015**  
 Closed Date: **06/08/2015** Seller Concession: **4,000.00** Pre Sale - New Construction:  
 Closed Price: **\$154,000** Type Financing: **Conventional** Lease Purch: **No** Lease Info:  
 Overages:



# 811 Jack Booe Road, Mocksville, NC 27028

## Listing

### 811 Jack Booe Road Mocksville, NC 27028-4838

MLS#: 975295 Sub Type: Residential/Manufactured  
 Tax Parcel: C2-000-00-038-08  
 Subdivision: None  
 Zoning: RA City Limits: No  
 Legal Desc:  
 Plat Bk/Pg: Lot #:

Status: **Closed**  
 County: **Davie**  
 Yr Built: **2000**

List Price: **\$149,900**

Sold Price: **\$152,000**

DOM: 3 CDOM: 3  
 Deed Restriction: **No**  
 Deed Bk/Pg: **640/936**



#### General Information

Story #: 1 Style: **Double-Wide** Blt Info: **Existing**  
 Comp Dt: Beds: 3 Baths: 2/0 Rooms: 6  
 Basement: No Foundation:  
 Fireplace: 1/Living Room  
 Garage/Carport: 2/Detached Carport  
 Total Htd SF: 1,480  
 Htd SF Main: 1,480 Elementary:  
 Htd SF Low Lvl: Middle School:  
 Land Desc/Topo: **Wooded** Acres: 4.69  
[Agent Only Remarks](#)

3 / 30



# Full Baths: 2  
 # Half Baths: 0

Main: 2  
 Main: 0

Upper: 0  
 Upper: 0

Lower: 0  
 Lower: 0

Exterior Finish: Vinyl Porch: Yes Fenced: No Pool: Yes Handicap: Elevator:  
 Exterior Features: Covered Porch, Storage Building(s)  
 Pool Features: Above Ground Pool  
 Interior Features: Dryer Connection, Garden Tub, Kitchen Island, Laundry Room - Main Level, Separate Shower, Solid Surface Counter, Washer  
 Appliances: Attached Microwave Oven, Dishwasher, Slide-In Oven/Range  
 Parking: Carport  
 Flooring: Carpet, Laminate

Heating: Heat Pump Heating Fuel: Electric Cooling: Central  
 Water Heater: Electric Water: Well Sewer: Septic  
 Energy Features:

Directions: Take the Mocksville/601 Exit and turn R. Turn L onto Liberty Church Rd, R onto Jack Booe and driveway will be on the R.

Public Remarks: Looking for your own private haven in Davie? Nestled in the woods this home offers a modern updated kitchen w/ granite & some recent interior painting. Imagine how the cares of the world will roll off your shoulders once you hear the gravel crackle under your tires as you arrive home. Watch nature from the covered porch and a stream & woods alive w/ wildlife. A living room and den offer two separate hang out spaces w/ split bedrooms. Lots to love here. Make this your homestead.

Home Owner Assoc: No HOA Fee 1: HOA Fee 1 Paid:  
 Tax Map: Tax Block: Tax Lot:  
 Tax Value: \$104,260 Tax Rate: 0.7780 Tax Amount: \$873 Tax Year: 2019  
 Seller Rep: Owned property for at least one year

Owner Name: Gray Danny & Stacey Type of Sale: Owner Sale  
 Agency Type: Both List Type: Exclusive Right to Sell LF Holds Earnest \$: No  
 Listing Office: CENTURY 21 TRIAD (Davie) (WSWC01) Lic#C7286  
 Listing Agent: Mary Plybon (WPLYBONM) Lic#98539 msplybon@gmail.com List Office Phone: 336-751-2222  
 Comp Type: % Preferred Phone: 336-712-5351  
 Show Instruct: Appointment Required Compensation: 3.00  
 Broker Package: Appt Phone: 855-920-8200  
 Expire Date: Contract Date: 05/02/2020  
 Allow AVM: Yes Modification Dt: 07/10/2020 Withdrawn Dt: Advertise on Inet: Yes  
 Allow Blog: Yes Auction Price Type: List/Marketing Date: 04/29/2020  
 Address on Inet: Yes

Selling Office: Keller Williams Realty Elite (WKWRE01) Lic#C26344  
 Selling Agent: Jessica Zombek Ferris (WFERRISJ) Lic#263422 Jessica@JessicaFerrisRealty.com  
 Contract Date: 05/02/2020  
 Closed Date: 07/08/2020 Seller Concession: 4,000.00 Pre Sale - New Construction: No  
 Closed Price: \$152,000 Type Financing: FHA Lease Purch: No Lease Info: Overages:

Click on the arrow to view Photos



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 Information is Subject to Verification and Not Guaranteed



Attachment: DC\_BOA\_Packet\_20210119 (SUP 2021-01 Lowe Riding Stable)

# 799 Jack Booe Road, Mocksville, NC 27028

## Listing

### 799 Jack Booe Road Mocksville, NC 27028

MLS#: **W374458** Sub Type: **Residential/Single**  
 Tax Parcel: **C2-000-00-038-08**  
 Subdivision:  
 Zoning: **RA** City Limits:  
 Legal Desc: **5.007 ac Jack Booe Rd**  
 Plat Bk/Pg: Lot #:

Status: **Closed**  
 County: **Davie**  
 Yr Built: **2000**

List Price: **\$124,900**

Sold Price: **\$114,000**

DOM: **40** CDOM:  
 Deed Restriction:  
 Deed Bk/Pg: **354/886**



1 / 9 Exterior Front.

#### General Information

Story #: **1**  
 Comp Dt:  
 Basement: **No**  
 Attic: **No Access**  
 Fireplace: **1/Den**  
 Garage/Carport: **0**  
 Total Htd SF: **1,475**  
 Htd SF Main: **1,475**  
 Htd SF 2 Fl:  
 Htd SF Low Lvl:  
 Land Desc/Topo:  
[Agent Only Remarks](#)

Style: **Double-Wide**  
 Beds: **3** Baths: **2/0**  
 Foundation:

Blt Info: **Existing**  
 Rooms:  
 Crawl Space

Elementary: **William R. Davie**  
 Middle School: **North Davie**  
 High School: **Davie County**  
 Acres: **5.01**

| Room Info              | Level | Dimensions           |
|------------------------|-------|----------------------|
| 2nd Bedroom            | Main  | 9ft 1in X 12ft 6in   |
| Den                    | Main  | 12ft 6in X 17ft 4in  |
| Living Room            | Main  | 12ft 6in X 17ft 10in |
| Laundry Room           | Main  | 4ft 11in X 5ft 8in   |
| # Full Baths: <b>2</b> | Main: |                      |
| # Half Baths: <b>0</b> | Main: |                      |

| Room Info      | Level | Dimensions          |
|----------------|-------|---------------------|
| 3rd Bedroom    | Main  | 10ft 8in X 12ft 6in |
| Kitchen        | Main  | 13ft 1in X 18ft 2in |
| Master Bedroom | Main  | 12ft 6in X 13ft 5in |

Exterior Finish: **Vinyl** Porch: **No** Fenced:  
 Exterior Features: **Deck, Dog Run, Satellite Dish, Security Lighting, Storage Building(s)** Handicap: **No** Elevator:  
 Interior Features: **Ceiling Fan(s), CO Detector, Dead Bolt(s), Dryer Connection, Garden Tub, Kitchen Island, Pantry, Separate Shower, Smoke Alarm, Washer Connection**  
 Appliances: **Attached Microwave Oven, Dishwasher, Slide-In Oven/Range**  
 Miscellaneous: **Horses Allowed**  
 Flooring: **Carpet, Vinyl**

Heating: **Fireplace, Heat Pump** Heating Fuel: **Electric, Wood Fuel** Cooling: **Heat Pump**  
 Water Heater: **Electric** Water: **Well** Sewer: **Septic**  
 Energy Features:

Directions: **From Winston: I-40 West to exit 170, right at ramp onto Hwy 601N, Left on Liberty Church Rd, right on Jack Booe Rd, home on right, home cannot be seen from road, follow gravel driveway to home.**

Public Remarks: **You want privacy, this is it! Gorgeous 5 acres w/creek, very well maintained dblwide, wood burning fireplace, kit island and pantry, garden tub, nice storage bldg w/attached covered doglot, beautiful mature hardwood trees. Home located at rear of 5 acres.**

Home Owner Assoc: **No** HOA Fee 1: HOA Fee 1 Paid:  
 Tax Map: **C2** Tax Block: **00** Tax Lot: **038** Tax Year: **2005**  
 Tax Value: **\$93,970** Tax Rate: **0.6100** Tax Amount: **\$573**  
 Seller Rep:  
 Financing Opt: **FHA**

Owner Name: **Jeffery S. Honea** Type of Sale: **Exclusive Right to Sell** LF Holds Earnest \$:  
 Agency Type: **Both** List Type:  
 Listing Office: **Oak Haven Realty (WOHR01)**  
 Listing Agent: **Angela Lawrence (WLAWA) Lic#189923** [NChomes1@gmail.com](mailto:NChomes1@gmail.com) List Office Phone: **336-751-2055**  
 Preferred Phone: **336-909-2638**  
 Comp Type: **%** Compensation: **3.00**  
 Show Instruct: **Appointment Required** Appt Phone: **336-751-2055**  
 Broker Package: Contract Date: **12/01/2005**  
 Expire Date: Withdrawn Dt:  
 Allow AVM: Modification Dt: **05/31/2017** Advertise on Inet: **Yes**  
 Auction Price Type:  
 List/Marketing Date: **10/22/2005**  
 DDP End Date:  
 Address on Inet:

Selling Office: **Aspenwood, REALTORS (WAWP01)**  
 Selling Agent: **Sandy Parrish (WPARRISHS) swparrish@triad.rr.com**  
 Contract Date: **12/01/2005**  
 Closed Date: **12/22/2005** Seller Concession: **1,500.00**  
 Closed Price: **\$114,000** Type Financing: **FHA** Pre Sale - New Construction:  
 Lease Info:  
 Overages:

Attachment: DC\_BOA\_Packet\_20210119 (SUP 2021-01 Lowe Riding Stable)





# THOROUGHbred TRAINING CENTER & HOMES SOLD

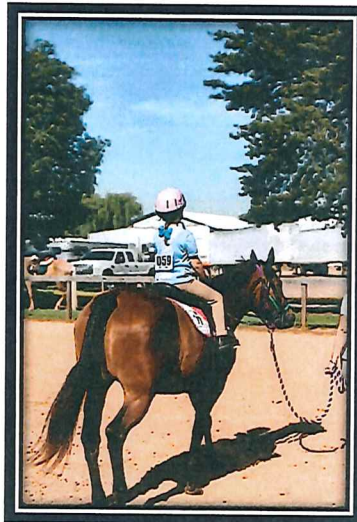


Attachment: DC\_BOA\_Packet\_20210119 (SUP 2021-01 Lowe Riding Stable)

# Thoroughbred Training Center

158 McCashin Lane, Mocksville

Services Offered: Horse Boarding, Training, Lessons, Shows, Events



5000+ Checked 0 Page Agent Single Line display

Criteria Map Results

Display (360-Property View) at 1 per page

## 246 Buckeye Trail, Mocksville 27028

### Listing

#### 246 Buckeye Trail Mocksville, 27028

MLS#: 512065 Sub Type: Residential/Single  
 Tax Parcel: E40000004605  
 Subdivision: Davie County  
 Zoning: RA City Limits:  
 Legal Desc:  
 Plat Bk/Pg: Lot #:

Status: **Closed**  
 County: **Davie**  
 Yr Built: **1992**

List Price: **\$370,000**

Sold Price: **\$316,000**

DOM: **258** CDOM:  
 Deed Restriction: **No**  
 Deed Bk/Pg: **526/940**



1 / 9 Exterior Front. Rocking chair front porch to ...



#### General Information

Story #: 1.5 Style: **Log** Blt Info: **Existing**  
 Comp Dt: Beds: 3 Baths: 2/1 Rooms: 7  
 Basement: No Foundation: **Crawl Space**  
 Attic: Access Only  
 Fireplace: 1/Great Room  
 Garage/Carport: 4/Attached Garage, Detached Garage  
 Total Htd SF: 1,829 Elementary:  
 Htd SF Main: 1,100 Middle School:  
 Htd SF 2 Fl: 729 High School:  
 Htd SF Low Lvl: Acres: 14.58  
 Land Desc/Topo: Stream, Rolling, Partially Cleared, Partially Wooded, Secluded Lot  
 Lot Dimensions: 620x1223x553x1054

| Room Info       | Level   | Dimensions          |
|-----------------|---------|---------------------|
| 2nd Bedroom     | Second  | 11ft 0in X 15ft 2in |
| Dining Room     | Main    | 8ft 10in X 10ft 0in |
| Master Bedroom  | Main    | 13ft 3in X 15ft 3in |
| Laundry Room    | Main    | 5ft 2in X 10ft 10in |
| # Full Baths: 2 | Main: 1 |                     |
| # Half Baths: 1 | Main: 1 |                     |

| Room Info   | Level  | Dimensions           |
|-------------|--------|----------------------|
| 3rd Bedroom | Second | 10ft 10in X 15ft 0in |
| Kitchen     | Main   | 9ft 0in X 14ft 6in   |
| Great Room  | Main   | 17ft 5in X 20ft 0in  |
| Loft        | Second | 12ft 0in X 15ft 0in  |
| Upper: 1    | Lower: |                      |
| Upper:      | Lower: |                      |

Exterior Finish: **Log** Porch: **Yes** Fenced:  
 Exterior Features: **Deck, Garden Space, Porch, Storage Building(s)** Pool: Handicap: Elevator:  
 Interior Features: **Ceiling Fan(s), Dead Bolt(s), Dryer Connection, Fireplace Blower, Garage Door Opener(s), Gas Logs, Kitchen Island, Pantry, Smoke Alarm, Washer Connection**  
 Appliances: **Built-In Oven, Built-in Range, Dishwasher, Exhaust Fan**  
 Miscellaneous: **Horses Allowed**  
 Flooring: **Carpet over Wood, Vinyl**

Heating: **Heat Pump** Heating Fuel: **Electric** Cooling: **Heat Pump**  
 Water Heater: **Electric** Water: **Well** Sewer: **Septic**  
 Energy Features: **Insulated Doors, Insulated Windows**

Directions: **I-40W to Farmington Rd Exit, Right on Farmington Rd, Left on Pudding Ridge Rd, Right on Buckeye Trail, house is at end of road.**

Public Remarks: **Privately situated Log home on 14.58 acres. 2 story great room with exposed beams & fireplace w/gas logs. Kitchen w/tract lighting & island w/cooktop. Large back deck for entertaining & detached gar w/workshop. REDUCED \$24,500!**

Home Owner Assoc: **No** HOA Fee 1: HOA Fee 1 Paid:  
 Tax Map: **E4** Tax Block: **046** Tax Lot: **05** Tax Year: **2008**  
 Tax Value: **\$333,860** Tax Rate: **0.6600** Tax Amount: **\$2,203**  
 Seller Rep:

Owner Name: **Gregory & Stephanie White** Type of Sale: **Owner Sale** LF Holds Earnest \$:  
 Agency Type: **Both** List Type: **Exclusive Right to Sell**  
 Listing Office: **RE/MAX Realty Consultants (WRMR01) Lic#C23419** List Office Phone: **336-761-1991**  
 Listing Agent: **Nancy M. Anderson, Broker, GRI, CRS, ABR (WANDERN) Lic#138459** Preferred Phone: **336-726-2148**  
 ahomespro@aol.com  
 Comp Type: **%** Compensation: **3.00**  
 Show Instruct: **Appointment Required** Appt Phone: **855-920-8200** Auction Price Type:  
 Broker Package: Contract Date: **08/05/2009** List/Marketing Date: **11/21/2008**  
 Expire Date: Withdrawn Dt:  
 Allow AVM: **Yes** Modification Dt: **01/31/2018** Advertise on Inet: **Yes** DDP End Date:  
 Allow Blog: **Yes** Address on Inet: **Yes**

Selling Office: **nonmls (nonmls)**  
 Selling Agent: **SHERYL FRANCIS (NONMEMBER)**  
 Contract Date: **08/05/2009**  
 Closed Date: **08/18/2009** Seller Concession: **0.00**

Pre Sale - New Construction: Lease Info:

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Closed Price: **\$316,000**Type Financing: **Cash**

Lease Purch:

Overages:

[Click on the arrow to view Photos](#)

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Information is Subject to Verification and Not Guaranteed



Property Type is 'Residential'  
Status is 'Closed'  
County is 'Davie'  
Found 5000 results in 0.02 seconds.

# 246 Buckeye Trail, Mocksville, NC 27028

## Listing

### 246 Buckeye Trail Mocksville, NC 27028

MLS#: **W304246** Sub Type: **Residential/Single**  
 Tax Parcel:  
 Subdivision:  
 Zoning: **RA** City Limits:  
 Plat Bk/Pg: Lot #:

Status: **Closed**  
 County: **Davie**  
 Yr Built: **1992**

List Price: **\$315,000**

Sold Price: **\$290,000**

DOM: **82** CDOM:  
 Deed Bk/Pg: **00162/0764**



1 / 4 Exterior Front.

#### General Information

Story #: **1.5** Style: **Cape Cod** Blt Info: **Existing**  
 Comp Dt: Beds: **3** Baths: **2/1** Rooms: **8**  
 Basement: **No** Foundation: **Crawl Space**  
 Attic: **Eave Storage**  
 Fireplace: **1/Great Room**  
 Garage/Carport: **3/Attached Garage**  
 Total Htd SF: **1,829**  
 Htd SF Main: **1,100**  
 Htd SF 2 Fl: **729**  
 Htd SF Up Lvl:  
 Htd SF Low Lvl:  
 Land Desc/Topo: **Natural Land, Partially Cleared, Partially Wooded, Secluded Lot**  
 Lot Dimensions: **427.62x1054x553x1224**

Elementary: **Pinebrook**  
 Middle School: **North Davie**  
 High School: **Davie County**  
 Flood Zone: **Not in Flood Zone**  
 Acres: **14.58**

| Room Info       | Level   | Dimensions          |
|-----------------|---------|---------------------|
| 2nd Bedroom     | Second  | 11ft 0in X 15ft 2in |
| Dining Room     | Main    | 8ft 10in X 10ft 0in |
| Master Bedroom  | Main    | 13ft 3in X 15ft 3in |
| Laundry Room    | Main    | 5ft 2in X 10ft 10in |
| # Full Baths: 2 | Main: 1 |                     |
| # Half Baths: 1 | Main: 1 |                     |

| Room Info   | Level    | Dimensions           |
|-------------|----------|----------------------|
| 3rd Bedroom | Second   | 10ft 10in X 15ft 0in |
| Kitchen     | Main     | 9ft 0in X 14ft 6in   |
| Great Room  | Main     | 17ft 5in X 20ft 0in  |
| Loft        | Second   | 12ft 0in X 15ft 0in  |
| Upper: 1    | Lower: 0 |                      |
| Upper: 0    | Lower: 0 |                      |

Exterior Finish: **Log, Wood** Porch: **Yes** Fenced: **No** Pool: Handicap: **No** Elevator:  
 Exterior Features: **Deck, Dog Run, Garden Space, Porch, Storage Building(s)**  
 Interior Features: **Ceiling Fan(s), Dead Bolt(s), Dryer Connection, Fireplace Blower, Garage Door Opener(s), Kitchen Island, Pantry, Smoke Alarm, Washer Connection**  
 Appliances: **Dishwasher, Draft Range, Slide-In Oven/Range**  
 Miscellaneous: **Cable, Horses Allowed**  
 Flooring: **Carpet, Vinyl, Wood**

Heating: **Heat Pump** Heating Fuel: **Electric** Cooling: **Heat Pump**  
 Water Heater: **Electric** Water: **Well** Sewer: **Septic**  
 Energy Features:

Directions: **I-40W; Farmington exit (R), (L) Pudding ridge Rd, \*(R) Buckeye Trail (just past Pudding Ridge Golf Course) to end.**

Public Remarks: **Awesome home & acreage on quiet street of nice homes near Pudding Ridge Golf Course. Post & Beam construction, Hearthstone log home. Stone fp, cathedral ceilings loft, dormers, good storage space.**

Home Owner Assoc: **No** HOA Fee 1: Tax Block: **00** HOA Fee 1 Paid: Tax Lot: **046** Tax Year: **2002**  
 Tax Map: **E4** Tax Value: **\$307,280** Tax Rate: **0.5900** Tax Amount: **\$1,813**  
 Seller Rep: Financing Opt: **Conventional**

Owner Name: **Charles & Martha Boger** Type of Sale: **Both** LF Holds Earnest \$:  
 Agency Type: **Prudential Carolinas Realty - Tanglewood (WPRU05)** List Type: **Exclusive Right to Sell**  
 Listing Office: **Cheryl Fink (WFINKC) Lic#145901** cheryl.fink@prucarolinas.com List Office Phone: **336-714-4400**  
 Listing Agent: **%** Preferred Phone: **336-714-4430**  
 Comp Type: **Appointment Required** Compensation: **3.00**  
 Show Instruct: **Appt Phone:**  
 Broker Package: **Contract Date: 11/10/2003**  
 Expire Date: **Withdrawn Dt:**  
 Allow AVM: **Modification Dt: 05/31/2017** Advertise on Inet: **Yes**

Selling Office: **Leamon & Associates (WLEM) Lic#C22637**  
 Selling Agent: **Michael R. Leamon (WLEAMONM) Lic#64020** mrleamon@triad.rr.com  
 Contract Date: **11/10/2003**  
 Closed Date: **12/10/2003** Seller Concession: **0.00** Pre Sale - New Construction:  
 Closed Price: **\$290,000** Type Financing: **Conventional** Lease Purch:

Lease Info:  
 Overages:



## 157 Buckeye Trail, Mocksville, NC 27028

## Listing

## 157 Buckeye Trail, Mocksville, NC 27028

MLS#: 947685 Sub Type: Residential/Stick/Site Built  
 Tax Parcel: 5831697072  
 Subdivision: None  
 Zoning: RA City Limits: No  
 Legal Desc:  
 Plat Bk/Pg: Lot #:

Status: **Closed**  
 County: **Davie**  
 Yr Built: 1995

List Price: **\$469,900**  
 Sold Price: **\$469,900**  
 DOM: 59 CDOM: 202  
 Deed Restriction: No  
 Deed Bk/Pg: 00842/174



## General Information

Story #: 2 Style: Farm House  
 Comp Dt: Beds: 4 Baths: 3/0 Blt Info: Existing  
 Basement: Yes Foundation: Basement  
 Attic: Partially Floored, Pulldown Stairs  
 Fireplace: 1/Living Room  
 Garage/Carport: 4/Attached Garage, Detached Carport, Side Load Garage  
 Total Htd SF: 4,598 Elementary: Pinebrook  
 Htd SF Main: 1,992 Middle School: North Davie  
 Htd SF 2 Fl: 1,060 High School: Davie County  
 Htd SF Up Lvl: Flood Zone: Not in Flood Zone  
 Htd SF Low Lvl: Acres: 5.00  
 Unfin SF Low Lvl: Fin Bsmt SF: 1,546  
 UnFin Bsmt SF: 175  
 Land Desc/Topo: Dead End  
[Agent Only Remarks](#)

1 / 30 Welcome home to Casa  
 Comfort! 5 level acres ...



| Room Info       | Level    | Dimensions           | Room Info   | Level    | Dimensions           |
|-----------------|----------|----------------------|-------------|----------|----------------------|
| Living Room     | Main     | 14ft 6in X 11ft 3in  | Dining Room | Main     | 13ft 11in X 11ft 6in |
| Den             | Main     | 21ft 2in X 16ft 6in  | Kitchen     | Main     | 17ft 6in X 12ft 2in  |
| Master Bedroom  | Main     | 15ft 7in X 16ft 3in  | 2nd Bedroom | Second   | 17ft 7in X 11ft 6in  |
| 3rd Bedroom     | Second   | 10ft 10in X 17ft 7in | 4th Bedroom | Second   | 15ft 3in X 11ft 4in  |
| Other           | Basement | 15ft 9in X 10ft 7in  | Other       | Basement | 17ft 8in X 13ft 7in  |
| Office          | Main     | 10ft 11in X 10ft 7in | Entry       | Main     | 13ft 11in X 6ft 0in  |
| Game Room       | Basement | 25ft 7in X 14ft 10in | Kitchen     | Basement | 19ft 0in X 11ft 8in  |
| Other           | Basement | 8ft 4in X 11ft 2in   |             |          |                      |
| # Full Baths: 3 | Main: 2  |                      | Upper: 1    | Lower: 1 |                      |
| # Half Baths: 0 | Main: 0  |                      | Upper: 0    | Lower: 0 |                      |

Exterior Finish: Vinyl Porch: Yes Fenced: Pool: Yes Handicap: Yes Elevator: No  
 Exterior Features: Covered Porch, Hot Tub, Paved Drive, Porch, Security Lighting  
 Pool Features: Inground Pool  
 Interior Features: Alarm and/or Security System, Ceiling Fan(s), Dead Bolt(s), Dryer Connection, Inlaw Suite, Laundry Room - Main Level,  
 Appliances: Attached Microwave Oven, Dishwasher, Slide-In Oven/Range  
 Miscellaneous: Cable, Horses Allowed, Plantation Shutters  
 Parking: Carport, Driveway, Garage  
 Flooring: Carpet, Tile, Wood

Heating: Heat Pump Heating Fuel: Electric Cooling: Central  
 Water Heater: Gas Water: Well Sewer: Septic  
 Energy Features:

Directions: I-40W to Exit 174 (Farmington Rd), Rt on Farmington, Left on Pudding Ridge, Rt on Buckeye Trail. House on Left

Public Remarks: Beautiful and peaceful 5 acre country estate! Home and acreage offer the perfect retreat with level land, salt water pool with brand new liner, hot tub & wired storage bldg. Flat driveway, lots of parking, main level 2 car garage and carport. Easy entry, main level laundry and master suite, wide plank hardwoods, new carpet upstairs, huge finished walk out basement with full bath. Great layout for multigenerational living. Desirable Davie Schools, low taxes and zoned for horses!

Home Owner Assoc: No HOA Fee 1: HOA Fee 1 Paid:  
 Tax Map: Tax Block: Tax Lot:  
 Tax Value: \$328,050 Tax Rate: 0.7780 Tax Amount: \$2,552 Tax Year: 2019  
 Seller Rep: Owned property for at least one year

Owner Name: John P. Hooks Type of Sale: Owner Sale LF Holds Earnest \$: No  
 Agency Type: Buyer Agent Only List Type: Exclusive Right to Sell  
 Listing Office: Keller Williams Realty Elite (WKWRE01) Lic#C26344 List Office Phone: 336-283-8691  
 Listing Agent: Beth Hall (WHALLELIZ) Lic#239747 bethhall@kw.com Preferred Phone: 336-414-6652  
 Comp Type: % Compensation: 3.00  
 Show Instruct: Appointment Required Appt Phone: 855-920-8200 Auction Price Type:  
 Broker Package: Contract Date: 10/25/2019 List/Marketing Date: 08/27/2019

Expire Date: **Yes**      Modification Dt: **04/01/2020**      Withdrawn Dt: **Yes**      DDP End Date: **Yes**  
 Allow AVM: **Yes**      Allow Blog: **Yes**      Advertise on Inet: **Yes**      Address on Inet: **Yes**

Selling Office: **Hillsdale Real Estate Group (WHDREG01) Lic#C23622**  
 Selling Agent: **Ellen Grubb (WGRUBBE) Lic#166765 ellen@hillsdaleregroup.com**  
 Contract Date: **10/25/2019**  
 Closed Date: **03/31/2020**      Seller Concession: **5,000.00**      Pre Sale - New Construction: **No**      Lease Info: **Overages:**  
 Closed Price: **\$469,900**      Type Financing: **Conventional**      Lease Purch: **Yes**

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Property Type is 'Residential'  
 Status is 'Closed'  
 Status Contractual Search Date is 10/28/2020 to 10/29/2019  
 Found 5000 results in 0.02 seconds.

# 157 Buckeye Trail, Mocksville 27028

## Listing

### 157 Buckeye Trail Mocksville, 27028

MLS#: **W306679** Sub Type: **Residential/Single**  
 Tax Parcel:  
 Subdivision:  
 Zoning: **RA** City Limits:  
 Legal Desc: **MapE-40000004608 Pin# 5831697072**  
 Plat Bk/Pg: **0/0** Lot #:

Status: **Closed**  
 County: **Davie**  
 Yr Built: **1995**

List Price: **\$298,500**

Sold Price: **\$292,000**

DOM: **180** CDOM:  
 Deed Restriction:  
 Deed Bk/Pg: **175/783**



1 / 7 Exterior Front.

#### General Information

Story #: **1.5** Style: **Farm House** Blt Info: **Existing**  
 Comp Dt:  
 Basement: **Yes** Beds: **4** Baths: **3/0** Rooms: **8**  
 Fireplace: **1/Living Room** Foundation: **Basement, Full**  
 Garage/Carport: **2/Attached Garage**  
 Total Htd SF: **3,030**  
 Htd SF Main: **1,982**  
 Htd SF 2 Fl: **1,048**  
 Htd SF Up Lvl:  
 Htd SF Low Lvl:  
 UnFin Bsmt SF: **1,982**  
 Land Desc/Topo:  
 Lot Dimensions: **341 X 687 X 331 X 643**

Elementary: **Pinebrook**  
 Middle School: **North Davie**  
 High School: **Davie County**  
 Flood Zone: **Not in Flood Zone**  
 Acres: **5.00**

| Room Info       | Level   | Dimensions          |
|-----------------|---------|---------------------|
| 2nd Bedroom     |         | 11ft 3in X 15ft 3in |
| 4th Bedroom     |         | 11ft 6in X 17ft 8in |
| Kitchen         | Main    | 13ft 3in X 17ft 6in |
| Master Bedroom  | Main    | 15ft 7in X 16ft 3in |
| Office          | Main    | 11ft 4in X 14ft 6in |
| # Full Baths: 3 | Main: 2 |                     |
| # Half Baths: 0 | Main:   |                     |

| Room Info   | Level  | Dimensions           |
|-------------|--------|----------------------|
| 3rd Bedroom |        | 11ft 0in X 17ft 7in  |
| Dining Room | Main   | 14ft 0in X 11ft 6in  |
| Living Room | Main   | 21ft 6in X 19ft 10in |
| Sunroom     | Main   | 10ft 6in X 11ft 0in  |
| Entry       | Main   | 14ft 0in X 9ft 8in   |
| Upper:      | Lower: |                      |
| Upper:      | Lower: |                      |

Exterior Finish: **Vinyl** Porch: **Yes** Fenced:  
 Exterior Features: **Paved Drive** Pool:  
 Interior Features: **Built-in Shelves, Ceiling Fan(s), Dead Bolt(s), Dryer Connection, Garage Door Opener(s), Gas Logs, Pantry, Washer Connection** Handicap: **No** Elevator:  
 Appliances: **Attached Microwave Oven, Built-In Oven, Built-in Range, Dishwasher**  
 Flooring: **Carpet, Vinyl, Wood**

Heating: **Fireplace, Forced Warm Air, Heat Pump** Heating Fuel: **Electric** Cooling: **Central, Heat Pump**  
 Water Heater: **Electric** Water: **Well** Sewer: **Septic**  
 Energy Features:

Directions: **I-40W to Exit 174 (Farmington Rd), Rt on Farmington, Left on Pudding Ridge, Rt on Buckeye Trail. House on Left**

Public Remarks: **One owner, custom built near Pudding Ridge Golf Course. Wrap around porch, great for entertaining, full basement studded and sheetrocked for easy expansion. Good storage & work area.**

Home Owner Assoc: **No** HOA Fee 1:  
 Tax Map: **E4** Tax Block: **00** HOA Fee 1 Paid:  
 Tax Value: **\$284,080** Tax Rate: **0.6300** Tax Lot: **046** Tax Year: **2003**  
 Seller Rep:  
 Financing Opt: **Conventional** Tax Amount: **\$1,790**

Owner Name: **Luffman** Type of Sale:  
 Agency Type: **Both** List Type: **Exclusive Right to Sell** LF Holds Earnest \$:  
 Listing Office: **Coldwell Banker Triad Davie (WCOL06)** List Office Phone: **336-998-8816**  
 Listing Agent: **Barbara Allen (WALLENBA) Lic#121741** [barballen@coldwellbanker.com](mailto:barballen@coldwellbanker.com) Preferred Phone: **336-940-7861**  
 Comp Type: **%** Compensation: **3.00**  
 Show Instruct: **Appointment Required** Appt Phone:  
 Broker Package: **Modification Dt: 05/31/2017** Contract Date: **03/15/2004**  
 Expire Date: **Withdrawn Dt:**  
 Allow AVM: **Allow Blog:** Advertise on Inet: **Yes**

Selling Office: **Coldwell Banker Triad Stratford (WCOL02) Lic#C5791**  
 Selling Agent: **Faye Flippin (WFLIPPPI) Lic#25433** [fflippin@coldwellbanker.com](mailto:fflippin@coldwellbanker.com)  
 Contract Date: **03/15/2004**  
 Closed Date: **06/17/2004** Seller Concession:  
 Closed Price: **\$292,000** Type Financing: **Conventional** Pre Sale - New Construction:  
 Lease Info:  
 Overages:

Attachment: DC\_BOA\_Packet\_20210119 (SUP 2021-01 Lowe Riding Stable)



5000+ Checked 0

Page Agent Single Line display

Criteria

Map

Res

Display (360-Property View) at (1) per page

# 1900 Cana Road, Mocksville 27028

## Listing

### 1900 Cana Road Mocksville, 27028

MLS#: W370410 Sub Type: Residential/Single  
 Tax Parcel:  
 Subdivision:  
 Zoning: R-A City Limits:  
 Plat Bk/Pg: Lot #:

Status: **Closed**  
 County: **Davie**  
 Yr Built: **1992**

List Price: \$1,490,000

Sold Price: \$1,257,500

DOM: 356 CDOM:  
 Deed Bk/Pg: 471/952



1 / 9 Exterior Front.



### General Information

Story #: 2 Style: **Georgian** Blt Info: **Existing**  
 Comp Dt: Beds: 4 Baths: 4/1 Rooms: 12  
 Basement: No Foundation: **Crawl Space**  
 Attic: **Walk in Attic**  
 Fireplace: 2/Den, Master Bedroom  
 Garage/Carport: 3/Attached Garage  
 Total Htd SF: 7,220 Elementary: **Pinebrook**  
 Htd SF Main: 4,498 Middle School: **North Davie**  
 Htd SF 2 Fl: 2,722 High School: **Davie County**  
 Land Desc/Topo: Fence(s), Stream, Pasture Land, Cleared Land, Partially Wooded

| Room Info       | Level   | Dimensions          |
|-----------------|---------|---------------------|
| 2nd Bedroom     | Second  | 24ft 0in X 18ft 0in |
| 4th Bedroom     | Second  | 11ft 6in X 15ft 6in |
| Dining Room     | Main    | 15ft 0in X 18ft 0in |
| Living Room     | Main    | 15ft 0in X 17ft 9in |
| Office          | Main    | 17ft 9in X 13ft 0in |
| Sunroom         | Main    | 37ft 0in X 15ft 0in |
| # Full Baths: 4 | Main: 2 |                     |
| # Half Baths: 1 | Main: 1 |                     |

| Room Info      | Level  | Dimensions           |
|----------------|--------|----------------------|
| 3rd Bedroom    | Second | 15ft 0in X 15ft 7in  |
| Den            | Main   | 30ft 0in X 20ft 0in  |
| Kitchen        | Main   | 20ft 0in X 15ft 0in  |
| Master Bedroom | Main   | 26ft 0in X 17ft 0in  |
| Playroom       | Second | 17ft 10in X 26ft 0in |
| Game Room      | Main   | 21ft 0in X 18ft 0in  |
| Upper: 2       | Lower: |                      |
| Upper:         | Lower: |                      |

Exterior Finish: **Brick** Porch: **Yes** Fenced: **Yes** Pool: Handicap: Elevator:  
 Exterior Features: **Fenced, Patio, Porch, Sprinkler System**  
 Interior Features: **Built-in Shelves, Ceiling Fan(s), Dead Bolt(s), Dryer Connection, Garage Door Opener(s), Gas Logs, Separate Shower, Skylight, Washer Connection, Wet Bar**  
 Appliances: **Attached Microwave Oven, Built-In Oven, Compactor, Cook Top, Dishwasher, Disposal**  
 Miscellaneous: **Horses Allowed**  
 Flooring: **Carpet, Tile, Wood**

Heating: **Forced Warm Air, Heat Pump, Multi-Zone** Heating Fuel: **Electric, Propane Gas** Cooling: **Central**  
 Water Heater: **Gas** Water: **Well** Sewer: **Septic**  
 Energy Features:

Directions: **I 40 West; R Farmington Road exit; L Pudding Ridge Road; R Cana Road; on right**

Public Remarks: **Min 24-hour notice to show-call agent to show. 10,400 sq. ft. bam, riding ring & fenced pastures-May be purchased with less acreage - 20 minutes from W-S. Sub. to survey. Possible vineyard location see W370412.**  
 Home Owner Assoc: **No** HOA Fee 1: HOA Fee 1 Paid:  
 Tax Map: **D-4** Tax Block: **0** Tax Lot: **26** Tax Year: **2004**  
 Tax Value: **\$1,077,850** Tax Rate: **0.6100** Tax Amount: **\$6,575**  
 Seller Rep:  
 Financing Opt: **Cash**

Owner Name: **Williams** Type of Sale: **Exclusive Right to Sell** LF Holds Earnest \$:  
 Agency Type: **Buyer Agent Only** List Type:  
 Listing Office: **Allen Tate, REALTORS (WATC01)**  
 Listing Agent: **Julie Poplin (WPOPLIN) Lic#208836 julie.poplin@atcmail.com** List Office Phone: **336-748-0992**  
 Comp Type: **%** Preferred Phone: **336-714-9707**  
 Broker Package: Compensation: **3.00**  
 Expire Date: Contract Date: **09/04/2006** List/Marketing Date: **09/13/2005**  
 Allow AVM: Modification Dt: **05/31/2017** Withdrawn Dt:  
 Allow Blog: Advertise on Inet: **Yes** DDP End Date:  
 Address on Inet:

Selling Office: **Realty World-Brantley and Associates (WRWB01)**  
 Selling Agent: **Bryant Brantley, E-Pro, CRS, ABR (WBRANTLB) Lic#170901 Realty@BryantBrantley.com**  
 Contract Date: **09/04/2006**  
 Closed Date: **10/23/2006** Seller Concession: Pre Sale - New Construction: Lease Info:

Attachment: DC\_BOA\_Packet\_20210119 (SUP 2021-01 Lowe Riding Stable)

Closed Price: **\$1,257,500** Type Financing: **Cash**

Lease Purch:

Overages:

[Click on the arrow to view Photos](#)

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Information is Subject to Verification and Not Guaranteed



Property Type is 'Residential'  
Status is 'Closed'  
County is 'Davie'  
Found 5000 results in 0.02 seconds.

# 1900 Cana Road, Mocksville, NC 27028

## Listing

### 1900 Cana Road Mocksville, NC 27028

MLS#: **W11123** Sub Type: **Residential/Single**  
 Tax Parcel:  
 Subdivision:  
 Zoning:  
 Plat Bk/Pg: City Limits:  
 Lot #:

Status: **Closed**  
 County: **Davie**  
 Yr Built: **1992**

List Price: **\$945,000**

Sold Price: **\$945,000**

DOM: **831** CDOM:  
 Deed Bk/Pg: **154/257**



#### General Information

Story #: **2**  
 Comp Dt:  
 Basement: **No**  
 Attic: **Floored Attic**  
 Fireplace: **2/Den, Master Bedroom**  
 Garage/Carport: **3/Attached Garage**  
 Total Htd SF: **7,716**  
 Htd SF Main: **4,745**  
 Htd SF 2 Fl: **2,971**  
 Htd SF Low Lvl:  
 Unfin SF Low Lvl:  
 Unfin Bsmt SF: **0**  
 Land Desc/Topo: **Wooded, Rolling**  
 Lot Dimensions: **55.23 ACRES**

Style: **Georgian**

Beds: **4** Baths: **4/1**  
 Foundation:

Blt Info: **Existing**  
 Rooms: **13**

Elementary: **Pinebrook**  
 Middle School: **North Davie**  
 High School:  
 Acres: **44.77**  
 Fin Bsmt SF: **0**

| Room Info       | Level   | Dimensions          |
|-----------------|---------|---------------------|
| 2nd Bedroom     | Second  | 15ft 7in X 18ft 0in |
| 4th Bedroom     |         | X                   |
| Dining Room     | Main    | 15ft 0in X 18ft 0in |
| Living Room     | Main    | 15ft 0in X 17ft 9in |
|                 | Second  | 18ft 0in X 24ft 0in |
| Playroom        | Second  | 17ft 0in X 26ft 3in |
| # Full Baths: 4 | Main: 2 |                     |
| # Half Baths: 1 | Main: 1 |                     |

| Room Info      | Level    | Dimensions          |
|----------------|----------|---------------------|
| 3rd Bedroom    | Second   | 11ft 6in X 15ft 6in |
| Den            | Main     | 20ft 0in X 30ft 0in |
| Kitchen        | Main     | 15ft 0in X 20ft 0in |
| Master Bedroom | Main     | 17ft 0in X 26ft 2in |
| Sunroom        | Main     | 15ft 3in X 37ft 0in |
| Game Room      | Main     | 18ft 0in X 21ft 0in |
| Upper: 2       | Lower: 0 |                     |
| Upper: 0       | Lower: 0 |                     |

Exterior Finish: Porch: **No** Fenced: **No** Pool: Handicap: **No** Elevator:  
 Exterior Features: **Patio**  
 Interior Features: **Ceiling Fan(s), Dryer Connection, Garage Door Opener(s), Pantry, Alarm and/or Security System, Separate Shower, Skylight, Washer Connection, Wet Bar**  
 Appliances: **Attached Microwave Oven, Compactor, Dishwasher, Exhaust Fan**  
 Miscellaneous: **Barns**

Heating: **Forced Warm Air** Heating Fuel: **Electric** Cooling: **Central**  
 Water Heater: **Gas** Water: **Well** Sewer: **Septic**  
 Energy Features: **Insulated Doors, Insulated Windows**

Directions: **I-40 West; Rt. Farmington exit; Lt. Pudding Ridge Rd.; Rt. Cana Rd.**

Public Remarks: **True estate splendor! Exquisite custom construction; 2 master bedrooms; 2 staircases; 10,400 sq. ft. stable/barn/arena; 8 ac. fenced pasture; LISTING AGENT MUST BE PRESENT TO SHOW!**

Home Owner Assoc: HOA Fee 1: **0.00** HOA Fee 1 Paid:  
 Tax Map: **D4** Tax Block: **000** Tax Lot: **026** Tax Year: **98**  
 Tax Value: **\$686,510** Tax Rate: **0.6000** Tax Amount: **\$4,119**  
 Seller Rep:  
 Financing Opt: **Conventional**

Owner Name: **Horn, Larry & Gwendolyn** Type of Sale: **Exclusive Right to Sell** LF Holds Earnest \$:  
 Agency Type: Listing Office: **Crowder McChesney & Assoc. WS (WCMW01)** List Type:  
 Listing Agent: **George Munford (WMUNFORG) Lic#67880** [george.munford@prucarolinas.com](mailto:george.munford@prucarolinas.com) List Office Phone: **768-1200**  
 Comp Type: **%** Compensation: **2.75** Preferred Phone: **336-659-3228**  
 Broker Package: Contract Date: **03/03/2001** List/Marketing Date: **11/23/1998**  
 Expire Date: Withdrawn Dt:  
 Allow AVM: Modification Dt: **05/31/2017** Advertise on Inet: **Yes** DDP End Date:  
 Allow Blog:

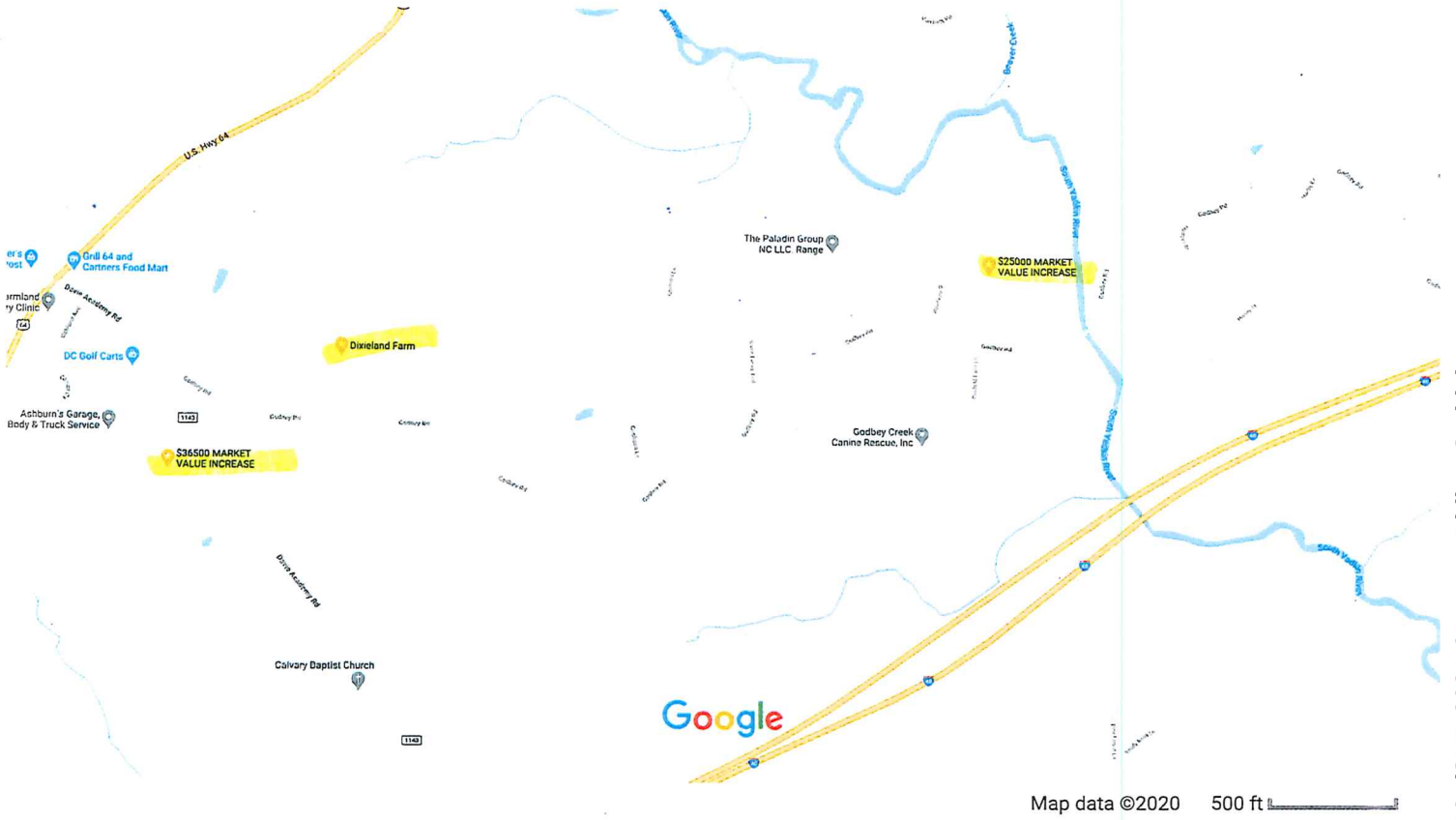
Selling Office: **Prudential Carolinas Realty (WPRU01) Lic#C9751**  
 Selling Agent: **Courtney Slawter (WSLAWTEC) Lic#184546** [courtney.slawter@golrb.com](mailto:courtney.slawter@golrb.com)  
 Contract Date: **03/03/2001**  
 Closed Date: **04/26/2001** Seller Concession: **0.00** Pre Sale - New Construction:  
 Closed Price: **\$945,000** Type Financing: **Conventional** Lease Purch:

Lease Info:  
 Overages:





DIXIELAND FARM & HOMES SOLD



Attachment: DC\_BOA\_Packet\_20210119 (SUP 2021-01 Lowe Riding Stable)

# Dixieland Farm

1784 Godbey Road, Mocksville

Services Offered: Horse Boarding, Training, Lessons, Shows, Events



## 125 Oak Leaf Court, Mocksville, NC 27028

## Listing

## 125 Oak Leaf Court Mocksville, NC 27028-8165

MLS#: 977681 Sub Type: Residential/Stick/Site Built  
 Tax Parcel: I1-120-B0-017  
 Subdivision: Oak Crest  
 Zoning: RA City Limits:  
 Legal Desc: Lot 17 Oak Crest Phase II  
 Plat Bk/Pg: 7/121 Lot #:

Status: **Closed**  
 County: **Davie**  
 Yr Built: **2000**

List Price: **\$170,000**Sold Price: **\$165,000**

DOM: 6 CDM: 6  
 Deed Restriction: **Yes**  
 Deed Bk/Pg: **942/724**



## General Information

Story #: 1 Style: Beds: 3 Baths: 2/0 Blt Info: Existing  
 Comp Dt: Basements: No Pull-down Stairs Rooms: Crawl Space  
 Attic: Fireplaces: 0 Foundation:  
 Garage/Carport: 2/Attached Garage, Detached Carport  
 Total Htd SF: 1,368 Elementary:  
 Htd SF Main: 1,368 Middle School:  
 Htd SF Low Lvl: Land Desc/Topo: Clear, Cul-De-Sac, Level Acres: 0.95

1 / 21



| Room Info       | Level   | Dimensions            | Room Info   | Level    | Dimensions           |
|-----------------|---------|-----------------------|-------------|----------|----------------------|
| Living Room     | Main    | 18ft 11in X 12ft 11in | Kitchen     | Main     | 14ft 10in X 15ft 0in |
| Master Bedroom  | Main    | 12ft 2in X 15ft 3in   | 2nd Bedroom | Main     | 10ft 11in X 9ft 11in |
| 3rd Bedroom     | Main    | 9ft 8in X 10ft 10in   | Sitting     | Main     | 18ft 1in X 7ft 7in   |
| # Full Baths: 2 | Main: 2 |                       | Upper: 0    | Lower: 0 |                      |
| # Half Baths: 0 | Main: 0 |                       | Upper: 0    | Lower: 0 |                      |

Exterior Finish: Vinyl Porch: Yes Fenced: No Pool: No Handicap: Elevator:  
 Exterior Features: Covered Porch, Deck, Garden Space, Paved Drive, Storage Building(s)  
 Interior Features: Alarm and/or Security System, Built-in Furniture, Built-in Shelves, Ceiling Fan(s), Dead Bolt(s), Dryer Connection, Garage Door Opener(s), Garden Tub, Pantry, Separate Shower, Solid Surface Counter, Vaulted Ceilings, Washer Connection  
 Appliances: Attached Microwave Oven, Dishwasher, Slide-In Oven/Range  
 Parking: Garage  
 Flooring: Carpet, Vinyl

Heating: Heat Pump Heating Fuel: Electric Cooling: Central  
 Water Heater: Electric Water: Public Sewer: Septic  
 Energy Features:

Directions: I-40 West to Exit 168. Right on Hwy 64. Left on Davie Academy Rd. Right on Oak Leaf Ct. Home in Cul-de-sac.

Public Remarks: Charming ranch home in rural setting. Eat in kitchen boasts beautiful cabinets, granite countertops, stainless steel appliances and access to the deck. Master suite with built in vanity. Stone walkway leading to covered front porch. Carport for RV storage.

Home Owner Assoc: No HOA Fee 1: Tax Map: Tax Block: HOA Fee 1 Paid: Tax Lot: Tax Year: 2019  
 Tax Value: \$122,460 Tax Rate: 0.7780 Tax Amount: \$953  
 Seller Rep: Owned property for at least one year  
 Financing Opt: Cash, Conventional, FHA, USDA, VA

Owner Name: James Ryan Searcy & Jessica T Searcy Type of Sale: Owner Sale LF Holds Earnest \$: No  
 Agency Type: Buyer Agent Only List Type: Exclusive Right to Sell  
 Listing Office: Premier Realty NC (WPCEP01) Lic#C22430 List Office Phone: 336-998-7777  
 Listing Agent: Debbie Wilkes (WPENNIND) Lic#173741 1debbiewilkes@gmail.com Preferred Phone: 336-909-1284  
 Comp Type: % Compensation: 3.00  
 Show Instruct: Appointment Required Appt Phone: 855-920-8200  
 Broker Package: Contract Date: 05/27/2020 Auction Price Type:  
 Expire Date: Withdrawn Dt: List/Marketing Date: 05/21/2020  
 Allow AVM: Yes Modification Dt: 07/08/2020 Address on Inet: Yes  
 Allow Blog: Yes Advertise on Inet: Yes

Selling Office: Long & Foster Real Estate, Inc (WLFRE01) Lic#C6190  
 Selling Agent: Carolyn White (WWHITECAR) Lic#270766 carolyn.white@longandfoster.com  
 Contract Date: 05/27/2020  
 Closed Date: 07/08/2020 Seller Concession: 3,500.00 Pre Sale - New Construction: No  
 Closed Price: \$165,000 Type Financing: USDA Lease Purch: No

Lease Info:  
 Overages:

[Click on the arrow to view Photos](#)



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Information is Subject to Verification and Not Guaranteed



Property Type is 'Residential'  
Status is 'Closed'  
Status Contractual Search Date is 10/28/2020 to 10/29/2019  
County is 'Davie'  
Ordered by Status, Current Price descending  
Found 610 results in 0.02 seconds.

# 125 Oak Leaf Court, Mocksville, NC 27028

## Listing

### 125 Oak Leaf Court Mocksville, NC 27028

MLS#: 671390 Sub Type: Residential/Single  
 Tax Parcel: Oak Crest phase II  
 Subdivision: RA City Limits: No  
 Zoning: 7/121 Lot #:

Status: **Closed**  
 County: **Davie**  
 Yr Built: **2000**

List Price: **\$128,500**

Sold Price: **\$128,500**

DOM: **119** CDOM:  
 Deed Bk/Pg: **672/904**



1 / 10 Exterior Front.

#### General Information

Story #: **1** Style: **3** Blt Info: **Existing**  
 Comp Dt: **0** Beds: **3** Rooms:  
 Basement: **No** Foundation: **Crawl Space**  
 Attic: **Pulldown Stairs**  
 Fireplace: **0**  
 Garage/Carport: **2/Attached Garage**  
 Total Htd SF: **1,386**  
 Htd SF Main: **1,386**  
 Htd SF 2 Fl: **0**  
 Htd SF Up Lvl: **0**  
 Htd SF Low Lvl: **0**  
 Land Desc/Topo: **0.95**

Elementary: **Call School Board**  
 Middle School: **Call School Board**  
 High School: **Call School Board**  
 Flood Zone: **Not in Flood Zone**  
 Acres: **0.95**

**Room Info**  
**2nd Bedroom** **Level** **Dimensions**  
**Kitchen** **Main** **10ft 9in X 9ft 7in**  
**Master Bedroom** **Main** **14ft 9in X 14ft 1in**  
**# Full Baths:** **2** **Main:** **2**  
**# Half Baths:** **0** **Main:** **0**

**Room Info** **Level** **Dimensions**  
**3rd Bedroom** **Main** **10ft 10in X 9ft 10in**  
**Living Room** **Main** **18ft 0in X 12ft 10in**  
**Sitting** **Main** **7ft 5in X 20ft 5in**  
**Upper:** **0** **Lower:** **0**  
**Upper:** **0** **Lower:** **0**

Exterior Finish: **Vinyl** Porch: **Yes** Fenced: **No** Pool: **Handicap:** **Elevator:** **No**  
 Exterior Features: **Deck, Paved Drive, Porch, Storage Building(s)**  
 Interior Features: **Ceiling Fan(s), Dryer Connection, Garage Door Opener(s), Garden Tub, Alarm and/or Security System, Separate Shower, Washer Connection**  
 Appliances: **Dishwasher, Disposal, Exhaust Fan, Slide-In Oven/Range**  
 Flooring: **Carpet, Laminate, Vinyl**

Heating: **Heat Pump** Heating Fuel: **Electric** Cooling: **Heat Pump**  
 Water Heater: **Electric** Water: **Public** Sewer: **Septic**  
 Energy Features:

Directions: **I-40 to exit 168 right on hwy 64 to left on Davie Academy Road right on Oak leaf**

Public Remarks: **Very well cared for Ranch style home with Rocking Chair front porch large Master suite with dressing area and walk-in closet, Master Bath has Garden Tub with separate shower and double vanity's, Light country kitchen with tons of cabinet space, big back yard with 10x 20 storage building.**

Home Owner Assoc: **No** HOA Fee 1: **HOA Fee 1 Paid:**  
 Tax Map: **I-112** Tax Block: **BO** Tax Lot: **178** Tax Year: **2013**  
 Tax Value: **\$126,950** Tax Rate: **0.6200** Tax Amount: **\$787**  
 Seller Rep: **Owned property for at least one year**

Owner Name: **Cook** Type of Sale: **Owner Sale** LF Holds Earnest \$:  
 Agency Type: **Both** List Type: **Exclusive Right to Sell**  
 Listing Office: **CENTURY 21 TRIAD (Davie) (WSWC01) Lic#C7286**  
 Listing Agent: **Mackie McDaniel (WMCDANIE) Lic#173322** **macrealtor@yadtel.net**  
 Comp Type: **%** Compensation: **3.00**  
 Show Instruct: **Appointment Required** Appt Phone: **855-920-8200**  
 Broker Package: **08/20/2013** Contract Date: **08/20/2013**  
 Expire Date: **01/31/2018** Withdrawn Dt:  
 Allow AVM: **Yes** Allow Blog: **Yes** Advertise on Inet: **Yes**  
 Auction Price Type:  
 List/Marketing Date: **04/23/2013**  
 DDP End Date:  
 Address on Inet: **Yes**

Selling Office: **CENTURY 21 TRIAD (Davie) (WSWC01) Lic#C7286**  
 Selling Agent: **Mackie McDaniel (WMCDANIE) Lic#173322** **macrealtor@yadtel.net**

Contract Date: **08/20/2013**  
 Closed Date: **10/31/2013** Seller Concession: **3,750.00**  
 Closed Price: **\$128,500** Type Financing: **Remarks**

Pre Sale - New Construction:  
 Lease Purch:

Lease Info:  
 Overages:



## 150 Woodvale Drive, Mocksville, NC 27028

## Listing

## 150 Woodvale Drive Mocksville, NC 27028-8477

MLS#: 977075 Sub Type: Residential/Stick/Site Built  
 Tax Parcel: 12-000-00-016  
 Subdivision: None  
 Zoning: RA City Limits:  
 Legal Desc: 5.42 AC OFF GODBEY RD & 5.21 AC GODBEY RD  
 Plat Bk/Pg: Lot #:

Status: **Closed**  
 County: **Davie**  
 Yr Built: 1997

List Price: \$349,000

Sold Price: \$300,000

DOM: 39 CDOM: 39

Deed Restriction: No

Deed Bk/Pg: 1022/1



## General Information

Story #: 1 Style: **Log** Blt Info: **Existing**  
 Comp Dt: Beds: 3 Rooms:  
 Basement: Yes Baths: 2/0  
 Fireplace: 2/Den, Living Room Foundation:  
 Garage/Carport: 2/Attached Carport  
 Total Htd SF: 2,279 Elementary:  
 Htd SF Main: 1,148 Middle School:  
 Htd SF Low Lvl: Unfin SF Low Lvl: 5.37  
 Land Desc/Topo: Partially Wooded Fin Bsmt SF: 1,131  
 Lot Dimensions: Irregular

1 / 29



| Room Info       | Level    | Dimensions |
|-----------------|----------|------------|
| Living Room     | Main     | X          |
| Master Bedroom  | Main     | X          |
| 2nd Bedroom     | Basement | X          |
| Laundry Room    | Basement | X          |
| # Full Baths: 2 | Main: 1  |            |
| # Half Baths: 0 | Main: 0  |            |

| Room Info   | Level    | Dimensions |
|-------------|----------|------------|
| Kitchen     | Main     | X          |
| Den         | Basement | X          |
| 3rd Bedroom | Basement | X          |
| Upper: 0    | Lower: 1 |            |
| Upper: 0    | Lower: 0 |            |

Exterior Finish: **Log** Porch: **Yes** Fenced:  
 Exterior Features: **Covered Porch, Deck, Patio**  
 Interior Features: **Jetted Tub, Laundry Room - Basement**  
 Appliances: **Slide-In Oven/Range**  
 Parking: **Carport, Gravel**  
 Flooring: **Carpet, Wood**

Pool: **No** Handicap: Elevator:

Heating: **Heat Pump, Multi-Zone** Heating Fuel: **Electric** Cooling: **Central, Heat Pump, Multi-Zoned**  
 Water Heater: **Electric** Water: **Private, Well** Sewer: **Private, Septic**  
 Energy Features:

Directions: From I-40, take exit 168 for US-64. Head West on US-64W for 0.1 mile. Left onto Godbey Road. Continue onto Godbey Road for 2.7 miles. Turn Right onto Woodvale Drive. House is on the right.

Public Remarks: Beautiful Log Home on private acreage. Pretty hardwood floors, open floor plan, master suite on main level, well maintained, new paint and carpet. Great walk out basement with more bedrooms and family room. So much love has gone into this home to make it a special, private retreat. Sit on the back deck and hear the birds and wildlife while enjoying morning coffee or afternoon cocktails. Great location with easy access to interstates, airports, shopping and more. Motivated seller, make an offer!

Home Owner Assoc: **No** HOA Fee 1: Tax Map: Tax Block: HOA Fee 1 Paid: Tax Lot: Tax Year: 2019  
 Tax Value: \$250,240 Tax Rate: 0.7380 Tax Amount: \$1,947  
 Seller Rep: Owned property for less than one year  
 Financing Opt: Cash, Conventional

Owner Name: **Rachel & Kendel Joyce** Type of Sale: **Owner Sale** LF Holds Earnest \$: **Yes**  
 Agency Type: **Buyer Agent Only** List Type: **Exclusive Right to Sell**  
 Listing Office: **Allen Tate Company (WATC05) Lic#C30590** List Office Phone: **704-253-4340**  
 Listing Agent: **Mary Palmes (235549) Lic#235549 mary.palmes@allentate.com** Preferred Phone: **704-838-2319**  
 Comp Type: **%** Compensation: **3.00**  
 Show Instruct: **Appointment Required** Appt Phone: **855-920-8200**  
 Broker Package: Contract Date: **07/14/2020**  
 Expire Date: Withdrawn Dt:  
 Allow AVM: **Yes** Modification Dt: **08/25/2020** Advertise on Inet: **Yes**  
 Address on Inet: **Yes**

Selling Office: **nonmls (nonmls)**  
 Selling Agent: **NONMEMBER NONMEMBER (NONMEMBER) nonmember@nonmember.com**

# 150 Woodvale Drive, Mocksville, NC 27028

## Listing

### 150 Woodvale Drive Mocksville, NC 27028

MLS#: **787975** Sub Type: **Residential/Single**  
 Tax Parcel: **I200000016**  
 Subdivision: **None**  
 Zoning: **RA** City Limits: **No**  
 Legal Desc: **5.42 AC OFF GODBEY RD**  
 Plat Bk/Pg: Lot #:

Status: **Closed**  
 County: **Davie**  
 Yr Built: **1997**

List Price: **\$274,500**

Sold Price: **\$275,000**

DOM: **14** CDOM: **14**  
 Deed Restriction: **No**  
 Deed Bk/Pg: **0162/0419**



1 / 30 Beautiful view of the back side of the home!

#### General Information

Story #: **1** Style: **Log** Blt Info: **Existing**  
 Comp Dt: **3** Beds: **3** Baths: **2/0** Rooms: **Basement, Full**  
 Basement: **Yes** Foundation:  
 Fireplace: **2/Basement, Den, Great Room**  
 Garage/Carport: **2/Attached Carport**  
 Total Htd SF: **2,279** Elementary: **William R. Davie**  
 Htd SF Main: **1,148** Middle School: **North Davie**  
 Htd SF 2 Fl: High School: **Davie County**  
 Htd SF 3 Fl: Addl School: **www.GreatSchools.org**  
 Htd SF Up Lvl: Flood Zone: **Partial**  
 Htd SF Low Lvl: Acres: **5.42**  
 Unfin SF Low Lvl: Fin Bsmt SF: **1,131**  
 Land Desc/Topo: **Natural Land, Wooded, Level, Sloping, Rolling, Partially Cleared, Secluded Lot**  
 Lot Dimensions: **269x511x535x946**

#### Agent Only Remarks

| Room Info              | Level          | Dimensions         | Room Info       | Level           | Dimensions          |
|------------------------|----------------|--------------------|-----------------|-----------------|---------------------|
| Living Room            | Main           | 22ft X 22ft        | Den             | Lower           | 21ft X 21ft         |
| Kitchen                | Main           | 11ft X 7ft         | Master Bedroom  | Main            | 15ft 6in X 13ft 6in |
| 2nd Bedroom            | Lower          | 9ft X 14ft         | 3rd Bedroom     | Lower           | 8ft X 13ft          |
| Laundry Room           | Lower          | 17ft 5in X 7ft 4in |                 |                 |                     |
| # Full Baths: <b>2</b> | Main: <b>1</b> |                    | Upper: <b>0</b> | Lower: <b>1</b> |                     |
| # Half Baths: <b>0</b> | Main: <b>0</b> |                    | Upper: <b>0</b> | Lower: <b>0</b> |                     |

Exterior Finish: **Log, Stone** Porch: **Yes** Fenced: **No** Pool: Handicap: Elevator: **No**  
 Exterior Features: **Deck, Gazebo, Patio, Porch, Satellite Dish, Security Lighting, Storage Building(s)**  
 Interior Features: **Ceiling Fan(s), Dryer Connection, Humidifier, Jetted Tub, Laundry Room - Basement, Separate Shower, Smoke Alarm, Washer Connection**  
 Appliances: **Cook Top, Dishwasher, Exhaust Fan, Slide-In Oven/Range**  
 Miscellaneous: **Cable, Great Room**  
 Flooring: **Carpet, Tile, Wood**

Heating: **Heat Pump, Multi-Zone** Heating Fuel: **Electric** Cooling: **Central, Heat Pump, Multi-Zoned**  
 Water Heater: **Electric** Water: **Private, Well** Sewer: **Private, Septic**  
 Energy Features: **Insulated Doors, Insulated Windows**

Directions: **From I-40, take exit 168 for US-64. Head West on US-64W for 0.1 mile. Turn LEFT onto Godbey Road. Continue onto Godbey Road for 2.7 miles. Turn RIGHT onto Woodvale Drive. Destination will be on the RIGHT.**

Public Remarks: **STUNNING custom built tongue & groove LOG HOME-QUALITY THROUGHOUT! Vaulted Ceilings; Tranquil Deck with Views; 2 Rock Wood-Burning Fireplaces with Log Hearths. Amazing open main floor living; both Great Room and Master Suite have beautiful french doors opening to upper deck for relaxing and wildlife watching. Lower level perfect for the kids or guests with additional bedrooms, and den with french doors to lower patio. Vacation everyday on your own private sanctuary! Within 3 miles to I40! WON'T LAST LONG!**

Home Owner Assoc: **No** HOA Fee 1: HOA Fee 1 Paid: Tax Year: **2015**  
 Tax Map: **I2** Tax Block: **00** Tax Lot: **016**  
 Tax Value: **\$204,590** Tax Rate: **0.7280** Tax Amount: **\$1,571**  
 Seller Rep: **Owned property for at least one year**  
 Financing Opt: **Cash, Conventional, FHA, USDA, VA**

Owner Name: **Redding** Type of Sale: **Owner Sale** LF Holds Earnest \$:  
 Agency Type: **Both** List Type: **Exclusive Right to Sell**  
 Listing Office: **North Carolina Country Homes & Land, LLC (WNCCH01) Lic#C25407** List Office Phone: **336-492-2282**  
 Listing Agent: **Vicki Kuhn (WROBVC) Lic#267019 ladyrancher6558@gmail.com** Preferred Phone: **336-251-5262**  
 Comp Type: **%** Compensation: **3.00**  
 Show Instruct: **Appointment Required** Appt Phone: **855-920-8200**  
 Broker Package: Contract Date: **04/04/2016**  
 Expire Date: **03/21/2017** Withdrawn Dt:  
 Allow AVM: **No** Advertise on Inet: **Yes**  
 Modification Dt: **01/31/2018**  
 Allow Blog: **No**  
 Auction Price Type:  
 List/Marketing Date: **03/21/2016**  
 DDP End Date:  
 Address on Inet: **Yes**

Selling Office: **CENTURY 21 TRIAD (Davie) (WSWC01) Lic#C7286**  
 Selling Agent: **Kathi Wall (WWALLKAT) Lic#104064 Kathi.Wall@Century21.com**  
 Contract Date: **04/04/2016**  
 Closed Date: **06/22/2016** Seller Concession: **0.00** Pre Sale - New Construction:  
 Closed Price: **\$275,000** Type Financing: **Conventional** Lease Purch: **No**

Lease Info:  
 Overages:

# 2017 CENSUS OF AGRICULTURE County Profile



## Davie County North Carolina

### Total and Per Farm Overview, 2017 and change since 2012

|                                                     | 2017        | % change<br>since 2012 |
|-----------------------------------------------------|-------------|------------------------|
| Number of farms                                     | 591         | -8                     |
| Land in farms (acres)                               | 76,933      | +29                    |
| Average size of farm (acres)                        | 130         | +40                    |
| <b>Total</b>                                        | <b>(\$)</b> |                        |
| Market value of products sold                       | 26,931,000  | +6                     |
| Government payments                                 | 279,000     | +23                    |
| Farm-related income                                 | 1,656,000   | +56                    |
| Total farm production expenses                      | 24,068,000  | -5                     |
| Net cash farm income                                | 4,797,000   | +270                   |
| <b>Per farm average</b>                             | <b>(\$)</b> |                        |
| Market value of products sold                       | 45,568      | +15                    |
| Government payments<br>(average per farm receiving) | 4,809       | +52                    |
| Farm-related income                                 | 10,754      | +89                    |
| Total farm production expenses                      | 40,725      | +3                     |
| Net cash farm income                                | 8,117       | +301                   |

### (Z) Percent of state agriculture sales

#### Share of Sales by Type (%)

|                                  |    |
|----------------------------------|----|
| Crops                            | 46 |
| Livestock, poultry, and products | 54 |

#### Land in Farms by Use (%) <sup>a</sup>

|             |    |
|-------------|----|
| Cropland    | 49 |
| Pastureland | 27 |
| Woodland    | 20 |
| Other       | 4  |

#### Acres irrigated: 259

(Z)% of land in farms

#### Land Use Practices (% of farms)

|                |    |
|----------------|----|
| No till        | 15 |
| Reduced till   | 2  |
| Intensive till | 3  |
| Cover crop     | 7  |

### Farms by Value of Sales

|                      | Number | Percent of Total <sup>a</sup> |
|----------------------|--------|-------------------------------|
| Less than \$2,500    | 266    | 45                            |
| \$2,500 to \$4,999   | 67     | 11                            |
| \$5,000 to \$9,999   | 84     | 14                            |
| \$10,000 to \$24,999 | 72     | 12                            |
| \$25,000 to \$49,999 | 28     | 5                             |
| \$50,000 to \$99,999 | 30     | 5                             |
| \$100,000 or more    | 44     | 7                             |

### Farms by Size

|                  | Number | Percent of Total <sup>a</sup> |
|------------------|--------|-------------------------------|
| 1 to 9 acres     | 47     | 8                             |
| 10 to 49 acres   | 230    | 39                            |
| 50 to 179 acres  | 239    | 40                            |
| 180 to 499 acres | 51     | 9                             |
| 500 to 999 acres | 11     | 2                             |
| 1,000 + acres    | 13     | 2                             |



United States Department of Agriculture  
National Agricultural Statistics Service

[www.nass.usda.gov/AgCensus](http://www.nass.usda.gov/AgCensus)

# 2017 CENSUS OF AGRICULTURE County Profile

## Market Value of Agricultural Products Sold

|                                                           | Sales<br>(\$1,000) | Rank<br>in<br>State <sup>b</sup> | Counties<br>Producing<br>Item | Rank<br>in<br>U.S. <sup>b</sup> | Counties<br>Producing<br>Item |
|-----------------------------------------------------------|--------------------|----------------------------------|-------------------------------|---------------------------------|-------------------------------|
| <b>Total</b>                                              | <b>26,931</b>      | <b>76</b>                        | <b>100</b>                    | <b>2,207</b>                    | <b>3,077</b>                  |
| <b>Crops</b>                                              | <b>12,380</b>      | <b>73</b>                        | <b>100</b>                    | <b>1,937</b>                    | <b>3,073</b>                  |
| Grains, oilseeds, dry beans, dry peas                     | 9,888              | 43                               | 99                            | 1,402                           | 2,916                         |
| Tobacco                                                   | -                  | -                                | 62                            | -                               | 323                           |
| Cotton and cottonseed                                     | (D)                | 51                               | 52                            | 532                             | 647                           |
| Vegetables, melons, potatoes, sweet potatoes              | (D)                | 80                               | 100                           | (D)                             | 2,821                         |
| Fruits, tree nuts, berries                                | 451                | 28                               | 98                            | 693                             | 2,748                         |
| Nursery, greenhouse, floriculture, sod                    | 571                | 68                               | 98                            | 1,006                           | 2,601                         |
| Cultivated Christmas trees, short rotation<br>woody crops | -                  | -                                | 38                            | -                               | 1,384                         |
| Other crops and hay                                       | 1,298              | 45                               | 98                            | 1,636                           | 3,040                         |
| <b>Livestock, poultry, and products</b>                   | <b>14,551</b>      | <b>62</b>                        | <b>100</b>                    | <b>1,873</b>                    | <b>3,073</b>                  |
| Poultry and eggs                                          | 8,074              | 58                               | 98                            | 577                             | 3,007                         |
| Cattle and calves                                         | 2,926              | 31                               | 100                           | 1,983                           | 3,055                         |
| Milk from cows                                            | 834                | 30                               | 49                            | 958                             | 1,892                         |
| Hogs and pigs                                             | 1                  | 88                               | 95                            | 1,826                           | 2,856                         |
| Sheep, goats, wool, mohair, milk                          | (D)                | (D)                              | 95                            | (D)                             | 2,984                         |
| Horses, ponies, mules, burros, donkeys                    | (D)                | (D)                              | 92                            | (D)                             | 2,970                         |
| Aquaculture                                               | -                  | -                                | 54                            | -                               | 1,251                         |
| Other animals and animal products                         | (D)                | 2                                | 97                            | (D)                             | 2,878                         |

| Total Producers <sup>c</sup>     | 904 | Percent of farms that:     | Top Crops in Acres <sup>d</sup>           |        |
|----------------------------------|-----|----------------------------|-------------------------------------------|--------|
| <b>Sex</b>                       |     |                            |                                           |        |
| Male                             | 617 | Have internet access       | 72                                        |        |
| Female                           | 287 |                            |                                           |        |
| <b>Age</b>                       |     |                            |                                           |        |
| <35                              | 51  | Farm organically           | -                                         |        |
| 35 – 64                          | 479 |                            |                                           |        |
| 65 and older                     | 374 |                            |                                           |        |
| <b>Race</b>                      |     |                            |                                           |        |
| American Indian/Alaska Native    | 1   | Sell directly to consumers | 4                                         |        |
| Asian                            | -   |                            |                                           |        |
| Black or African American        | 49  |                            |                                           |        |
| Native Hawaiian/Pacific Islander | -   |                            |                                           |        |
| White                            | 852 | Hire farm labor            | 16                                        |        |
| More than one race               | 2   |                            |                                           |        |
| <b>Other characteristics</b>     |     |                            |                                           |        |
| Hispanic, Latino, Spanish origin | 7   | Are family farms           | 98                                        |        |
| With military service            | 121 |                            |                                           |        |
| New and beginning farmers        | 186 |                            |                                           |        |
|                                  |     |                            | <b>Livestock Inventory (Dec 31, 2017)</b> |        |
|                                  |     |                            | Forage (hay/haylage), all                 | 13,34  |
|                                  |     |                            | Soybeans for beans                        | 11,43  |
|                                  |     |                            | Corn for grain                            | 7,08   |
|                                  |     |                            | Wheat for grain, all                      | 3,08   |
|                                  |     |                            | Corn for silage or greenchop              | 71     |
|                                  |     |                            | Broilers and other meat-type chickens     | 14     |
|                                  |     |                            | Cattle and calves                         | 10,66  |
|                                  |     |                            | Goats                                     | 42     |
|                                  |     |                            | Hogs and pigs                             | 5      |
|                                  |     |                            | Horses and ponies                         | 6      |
|                                  |     |                            | Layers                                    | 138,56 |
|                                  |     |                            | Pullets                                   | 180,40 |
|                                  |     |                            | Sheep and lambs                           | 22     |
|                                  |     |                            | Turkeys                                   |        |

See 2017 Census of Agriculture, U.S. Summary and State Data, for complete footnotes, explanations, definitions, commodity descriptions, and methodology.

<sup>a</sup> May not add to 100% due to rounding. <sup>b</sup> Among counties whose rank can be displayed. <sup>c</sup> Data collected for a maximum of four producers per farm. <sup>d</sup> Crop commodity names may be shortened; see full names at [www.nass.usda.gov/go/croptnames.pdf](http://www.nass.usda.gov/go/croptnames.pdf). <sup>e</sup> Position below the line does not indicate rank. (D) Withheld to avoid disclosing data for individual operations. (NA) Not available. (Z) Less than half of the unit shown. (-) Represents zero.

USDA is an equal opportunity provider, employer, and lender.

Attachment: DC\_BOA\_Packet\_20210119 (SUP 2021-01 Lowe Riding Stable)

BEFORE THE BOARD OF ADJUSTMENT

IN THE MATTER OF THE SPECIAL  
USE PERMIT APPLICATION OF  
TANYA LOWE  
4257 NC HWY 801N  
Mocksville, NC 27028  
Parcel B300000074

) ) ) ) ) ) ) )

1. I am over the age of eighteen (18), under no disability, and competent to testify from first-hand knowledge.
2. I am a licensed real estate broker, license #301042.
3. My primary firm is Leonard Ryden Burr Real Estate.
4. I am actively involved in all areas of the Davie County real estate market, and surrounding areas.
5. I have over 3 years of experience working with clients in every aspect of the business. I am personally an equestrian; and I have a special interest in equestrian style businesses.
6. I live on a 12 acre farm in Advance with my husband and 3 children.
7. I have personally researched, 4257 NC HWY 801N Mocksville, NC 27028 - Parcel B300000074 (the "Property").
8. The Property is currently zoned R-20 (though a very small portion of a back corner appears to be zoned RA).
9. I am aware of the Special Use Permit and Application, made by Tanya Lowe, with respect to the Property.

10. I understand that county representatives have indicated that her request for a special use permit should made such that the Property is designated as a "Riding Stable". As such, the request for special use permit will be referenced herein as a request for Riding Stable.

11. I know that Ms. Lowe wishes to hold events on the Property that are similar to events that have been approved in the past, by the Board of Adjustment, under similar circumstances.

12. I have reviewed the Market Analysis prepared by Vicki Kuhn.

13. Based on my review, and my education training and experience, I have formed an opinion that the special use permit sought by Ms. Lowe, if allowed, would NOT substantially injure the value of the adjoining or abutting properties.

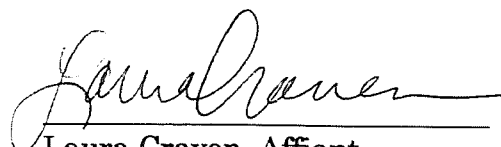
14. Based on my review of this matter, and utilizing my education training and experience, I have also formed additional opinions as follows:

a. The special use requested will not materially endanger the public health or safety, if located where proposed and developed according to the plan as proposed;

b. The special use meets all required conditions and specifications, to my knowledge;

c. The special use will be in harmony with the area in which it is located and will be in general conformity with the plan of development of the county; and

d. The special use will be consistent with the Davie County Land Development Plan and other adopted plans and policies.

  
Laura Craven, Affiant

Sworn to and subscribed before me this \_\_\_\_\_ day of November, 2020.

\_\_\_\_\_  
Notary Public

Printed Name: \_\_\_\_\_

My commission expires: \_\_\_\_\_

NORTH CAROLINA

BEFORE THE BOARD OF ADJUSTMENT

DAVIE COUNTY

IN THE MATTER OF THE SPECIAL )  
 USE PERMIT APPLICATION OF )  
 TANYA LOWE )  
 4257 NC HWY 801N )  
 Mocksville, NC 27028 )  
 Parcel B300000074 )

**AFFIDAVIT OF**  
**James David Woodward**

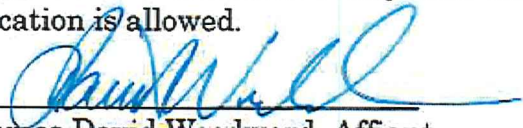
The undersigned, being first duly sworn, deposes and says that I am over the age of eighteen (18), under no disability, and competent to testify from first-hand knowledge to the following:

1. I am currently working, and living in Houston Texas. As such, I am unavailable to be present to speak in this matter. Therefore, I offer this affidavit.

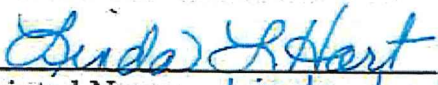
2. I own land adjoining Ms. Lowe's land [4257 NC HWY 801N Mocksville, NC 27028 - Parcel B300000074 (the "Property")]. I am the adjoining property owner to the rear of Lowe's Property.

3. I am aware of the Special Use Permit and Application, made by Tanya Lowe, with respect to the Property.

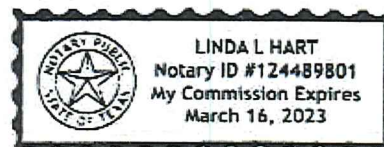
4. I have no objection to Ms. Lowe's application. In fact, I am very much in favor of the application and hope that her application is allowed.

  
 James David Woodward, Affiant

Sworn to and subscribed before me this 11<sup>th</sup> day of November, 2020.

 Notary Public  
 Printed Name: Linda L. Hart

My commission expires: March 16, 2023





**Humane Society of Davie County**  
 a 501(c)(3) charitable organization  
 1469 N. Main Street, Mocksville, NC 27028 336-751-5214  
[www.DavieNCHumane.org](http://www.DavieNCHumane.org)

November 12, 2020

Dear Board Members:

*President*

*Mandy Haggerson*

*Vice President*

*Hannah Nicholes*

*Recording Secretary*

*Meredith Boone*

*Treasurer*

*George Marthinuss*

*Board Members:*

*Meredith Boone*

*Erica Bost*

*Debbie Clark*

*Dee Dee Clark*

*Michelle Graska*

*Mandy Haggerson*

*Violet Kirk*

*George Marthinuss*

*Hannah Nicholes*

*Britt Perkins*

*Rudy Richardson*

*Michele Walsh*

*Executive Director*

*Cathi Fruchterman*

I am writing this letter to voice support for the Special Use Permit Application, submitted by Tanya Lowe, with respect to her property located at 4257 NC HWY 801N Mocksville, NC 27028.

I am the president of the Humane Society of Davie County (HSDC). In that role I have spoken with Ms. Lowe regarding her desire to help raise funds for HSDC. If horse shows are permitted upon her property, she desires to raise funds and awareness for the benefit of HSDC; and we are very excited about that possibility. We do not just adopt out animals that have been abandoned or neglected, but we offer vital programs to the community, such as low cost spay and neuter. We are the only organization that offers this program in our county twice a month.

We hope you consider this charitable neighbor's request.

Warm Regards,

Mandy Haggerson

President, Board of Directors, the Humane Society of Davie County

Attachment: DC\_BOA\_Packet\_20210119 (SUP 2021-01 Lowe Riding Stable)



## Development & Facilities Services

298 E. Depot Street, Ste 100 | Mocksville, NC 27028 | 336.753.6050 | f 336.751.7689

[DavieCountyNC.gov](http://DavieCountyNC.gov)



### NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT

**NOTICE IS HEREBY GIVEN**, pursuant to the requirements of Article 20-B of Chapter 153-A of the General Statutes of North Carolina and Section 155.235 of the Davie County Code of Ordinances, that the Davie County Board of Adjustment will hold a **Public Hearing** in the **Commissioners Room** of the Davie County Administration Building, 123 South Main Street Mocksville, NC on **Tuesday January 19, 2021 at 3:00 p.m.** to hear the following request:

**Tanya Lowe** has applied for a **Special Use Permit for a riding stable** in the Residential Agricultural and Residential 20 (R-A & R-20) zoning districts pursuant to §155.125 of the Davie County Zoning Ordinance. The subject property is located at 4257 NC HWY 801 N, Mocksville, NC 27028 and is further described as a 4.75 acres parcel of the Davie County Tax Map B300000074.

A sign will be placed on the above listed properties to advertise the Public Hearing.

All parties and interested citizens are invited to attend said hearing at which time they shall have an opportunity to present facts and testimony in support of, or in opposition to, the request. Prior to the hearing, additional information on a request may be obtained by visiting the Development Services Department weekdays between 8:30 a.m. and 5:00 p.m. Monday through Friday, or by telephone at (336) 753-6050.

As a result of the public hearing, substantial changes might be made in the advertised proposal, reflecting objections, debate and discussion at the hearing. Anyone who needs an accommodation to participate in the meeting should notify the Development Services Department at least 48 hours prior to the meeting or call North Carolina Relay at 1-800-735-8262.

Andrew Meadwell  
Planning Department

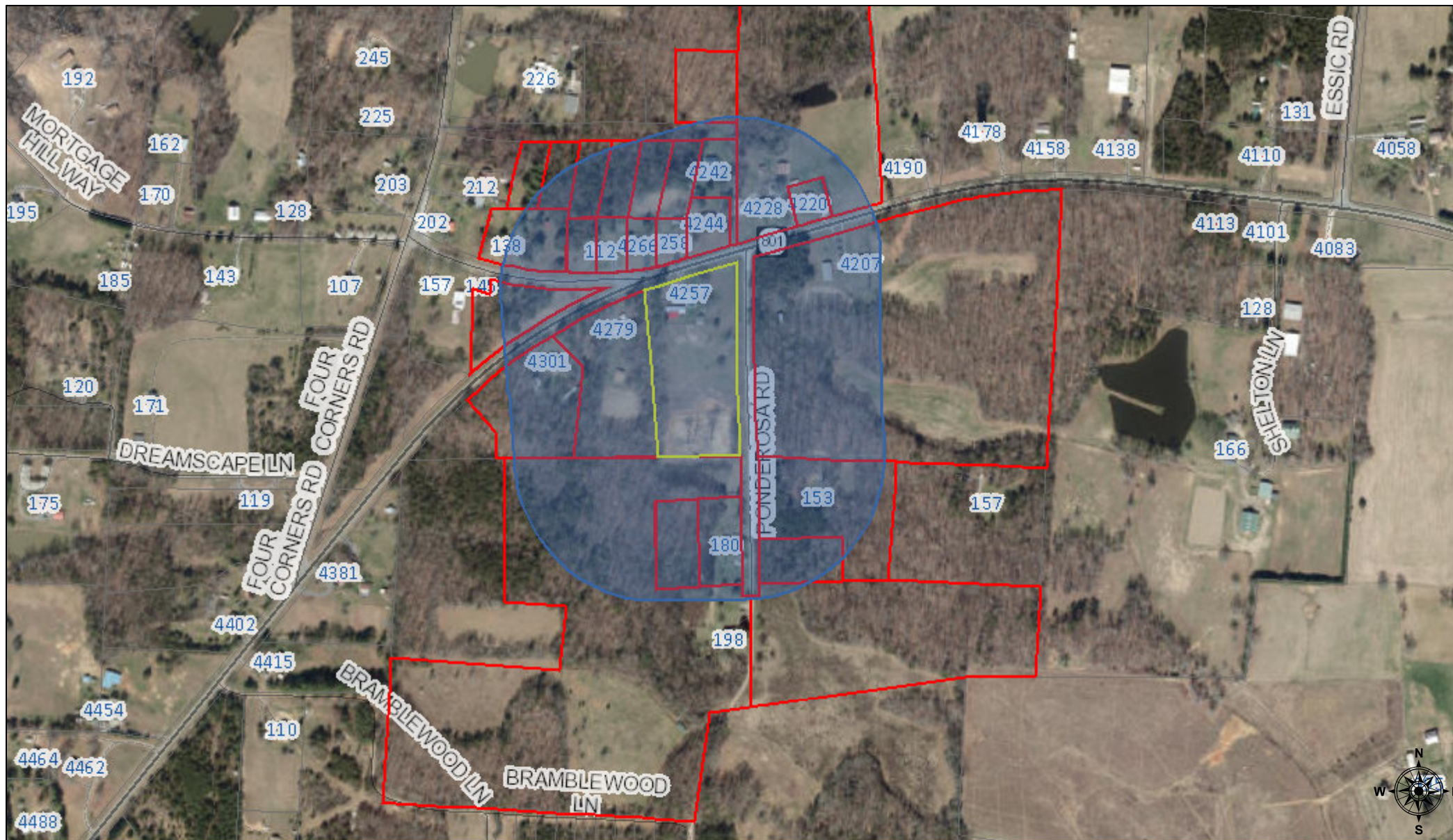
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**Legal Notice  
Affidavit Required**  
**Publication Dates:     January 7, 2021  
                                      January 14, 2021**

Attachment: DC\_BOA\_Packet\_20210119 (SUP 2021-01 Lowe Riding Stable)

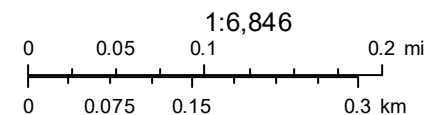
# Mailing Letters Map

D.1.a



January 4, 2021

- ▲ Address      ★ Special Uses & Variances
- Driveways      ◻ Watershed Structure
- ◻ Parcels



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA/USGS, AeroGRID, IGN, and the GIS User Community  
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Packet Pg. 67

2021

Attachment: DC\_BOA\_Packet\_20210119 (SUP 2021-01 Lowe Riding Stable)

WHITE JOSEPH MARK  
4242 NC HIGHWAY 801 NORTH  
  
MOCKSVILLE, NC 27028-0000

ELMORE CLARENCE G TRUSTEE  
CLARENCE G ELMORE TRUST  
  
MOCKSVILLE, NC 27028-6235

SMITH BETTIE S  
4258 NC HIGHWAY 801 NORTH  
  
MOCKSVILLE, NC 27028-0000

WALLACE WESTON GRAY TRSTEE  
4207 NC HIGHWAY 801 NORTH  
  
MOCKSVILLE, NC 27028

GOUGH BUDDY DALE  
4220 NC HIGHWAY 801 NORTH  
  
MOCKSVILLE, NC 27028-0000

SHELTON LUTHER LEONARD  
226 FOUR CORNERS ROAD  
  
MOCKSVILLE, NC 27028-6214

2016 TWNSHP OF FARMINGTON TRUST #  
4444XXX MAPLEWOOD  
195 COOPER CREEK DR 101-727  
  
MOCKSVILLE, NC 27028

LOWE TANYA L  
4257 NC HWY 801 N  
  
MOCKSVILLE, NC 27028

WHITE JOSEPH C  
4242 NC HWY 801 N  
  
MOCKSVILLE, NC 27028

BLEDSON SHANNON  
112 COURTNEY RD  
  
MOCKSVILLE, NC 27028-6200

WOODWARD JAMES D  
9106 S PASS LN  
  
HOUSTON, TX 77064-7050

BECK GREGORY LEWIS  
4266 N NC HWY 801  
  
MOCKSVILLE, NC 27028-0000

SPILLMAN JAMES L  
4301 NC HIGHWAY 801 NORTH  
  
MOCKSVILLE, NC 27028-0000

RICHARDSON WILLIAM KEELE JR  
180 PONDEROSA ROAD  
  
MOCKSVILLE, NC 27028